

Living in an HDB Flat

When you move into a flat, there are many things you need to know as an owner and an occupant. Read about them here.

Moving In

All set to move into your flat? Learn how to manage the various administrative matters and get to know your neighbourhood and community better!

Checklist

Moving in to your flat? Refer to this checklist to complete these important things.

- Update your residential address with the [Immigration & Checkpoints Authority](#)
- Set up your utilities account with [Singapore Power](#)
- Apply for [Season Parking](#)
- Find out about your property tax obligations from the [Inland Revenue Authority of Singapore](#)
- Know the flat [renovation](#) guidelines
- Ensure you have [fire insurance](#)
- If you have moved in to a new flat, check if [rectification work](#) is required, and submit a maintenance request if there is a need to.

RECOMMENDED

Change in Flat Ownership (Not Through a Sale)

If you wish to change ownership of your flat without a sale (i.e. without monetary consideration), find out more about the types of ownership changes and the eligibility conditions.

Building Works

Guidelines for building works are in place to ensure that the structural integrity of your flat is not compromised.

Looking for Renovation Contractors

Use our e-Service for the DRC Contractors and BCA Approved Window Contractors.

Acquiring Private Property

Get an overview of the eligibility conditions and procedures for purchasing private residential property as an existing HDB flat owner.

Rectification Work for New Flats

In line with industry practice, all newly completed HDB flats are covered by a 1-year Defects Liability Period (DLP) effective from the date of key collection. During this time, we will follow up on items in the flat that require rectification.

It is important that you report the items within 1 month of key collection and before your renovation works begin. This will save the need to investigate whether the defects were inherent from HDB's construction or caused by renovation works.

We usually take less than 2 weeks to complete the repair. In a situation where your renovation cannot wait, HDB can rectify the defects during the renovation (if it does not hinder your renovation) or after. Some minor defects can also be rectified after you have moved in (if living condition will not be affected).

Within the 1-year DLP

You can submit a rectification request online or at the Building Service Centre located in your precinct.

Submit rectification request online

To report items that require rectification, you can submit a [rectification request](#) online.

Submit rectification request to Building Service Centre

We have also opened a temporary Building Service Centre (BSC) within walking distance from your home. You can report items that need rectification to the temporary BSC. The availability of the BSC can be found in your Welcome Kit.

Attend the joint inspection

Following your report, the BSC will:

- Arrange a joint inspection to verify the item(s) reported
- Assign contractor(s) to carry out the rectification

For security reason, we do not recommend you to handover your flat keys to the contractor for the rectification work. Please bring a lock to secure your flat.

Completion of rectification work

Upon the completion of the rectification work, the BSC will arrange a closing inspection with you.

After the 1-year DLP

You can engage a repair contractor to rectify issues after the 1-year DLP. If you require further assistance, you can also approach your HDB Branch.

Under the Agreement for Lease, homeowners are responsible for keeping the fittings and fixtures in their flats in good condition. If the DLP for your flat has passed, please engage a contractor to carry out the necessary repairs.

You may engage your own contractor or look for a minor repair contractor [here](#) to carry out minor household repairs and engage them privately.

Renovation

If you are looking to renovate your flat, do remember to engage a contractor listed in the Directory of Renovation Contractors (DRC). This is to ensure that contractors do not damage the building structure when renovating your flat.

Looking for Renovation Contractors

When you become a home owner, you may be thinking of renovating your home to suit your personal taste and comfort.

You can search for a contractor from the Directory of Renovation Contractors (DRC) or a BCA Approved Window Contractor with our [e-Service](#). The contractors listed in the DRC are aware of the HDB's requirements when they carry out renovations and to protect the structural integrity of the building. HDB does not endorse nor guarantee the quality of their works.

Engaging these contractors is a private contract between you and the contractors, and HDB is not privy to it. The contractors are fully responsible for the contractual obligations towards their client, including the quality of their works. If there is any disagreement on the pricing, schedule, or quality of the renovation, both parties need to resolve the matter between yourselves. If the matter cannot be settled amicably privately, you can seek assistance through [CASE](#), [Singapore Mediation Centre](#) or the [Small Claims Tribunal](#). Alternatively, you can seek remedy through court proceedings.

You can refer to [CASE's Consumer Guides](#) and [CCCS' Fair Trading Practices](#) for some tips when looking for a contractor. You can also refer to [CaseTrust Accreditation for](#)

Renovation Businesses to know more about the scheme and what consumers can expect from a CaseTrust Accredited Renovation Contractor.

You may also wish to know that CASE has a Company Alert List where it displays a list of business entities which have had complaints lodged against them.

Guidelines

Planning your renovations thoroughly will guard against oversight and unauthorised work being carried out. Read through our guidelines to understand the requirements for renovations.

Building Works

Floor finishes

Read our guidelines on laying and replacement of floor finishes.

Types of Building Work	Permit Required?	Subject to the Following Guidelines/ Conditions
Laying of vinyl finishes/ carpet/ linoleum	No	Not applicable
Replacement of floor finishes: <ul style="list-style-type: none">• Ceramic• Homogeneous• Terrazzo• Marble• Parquet/ timber• Other tiles	Yes	<ul style="list-style-type: none">• Total thickness of floor finishes and screed must not exceed 50mm• Use the pre-packed waterproofing screed and waterproofing membrane in bathroom/ toilets before laying new floor finishes. Membrane should be upturned (minimum 150mm) against the walls and kerbs• Use pre-packed waterproofing screed for kitchen and open balcony before laying new floor finishes. The waterproofing membrane with upturn (minimum 150mm) is required only around the sanitary stacks for an area of a radius 400mm• Use UPVC floor trap grating with long collar at the floor traps• From 1 June 2015, pre-packed screed must be used for 'dry areas'

Laying of floor finishes on bare (rough) concrete surface provided by HDB	No	<ul style="list-style-type: none"> Floor finishes must be laid on bare (rough) concrete surface provided by HDB. The original cement screed provided must not be left bare Total thickness of floor finishes and screed must not exceed 50mm From 1 June 2015, pre-packed screed must be used for 'dry areas'
Laying/ replacement of parquet/ timber flooring (also known as laminated or bamboo flooring)	No	<p>For flats with existing floor finishes The laying of flooring over existing finishes should not involve the following:</p> <ul style="list-style-type: none"> Raising the floor as a platform Usage of cement screed Hacking/ removal of existing floor finishes <p>For Flats without existing floor finishes</p> <ul style="list-style-type: none"> The total thickness of floor finishes and screed must not exceed 50mm From 1 June 2015, pre-packed screed must be used for 'dry areas'
Replacement of existing bathroom/ toilet floor finishes after first 3 years from the date of completion of the block.	Yes	<ul style="list-style-type: none"> Total thickness of finishes and screed must not exceed 50mm Use pre-packed waterproofing screed and waterproofing membrane before laying new floor finishes Membrane should be upturned (minimum 150mm) against the walls, kerbs and pipes Use UPVC floor trap grating with long collar at the floor traps
Laying of floor finishes over existing floor finishes using adhesive only	No	<ul style="list-style-type: none"> There should be only 1 layer of existing floor finishes including cement screed before proceeding to lay the additional layer of floor finishes

		<ul style="list-style-type: none"> • Thickness of the floor finishes inclusive of the adhesive must not exceed 13mm • No tampering of the floor trap is allowed • Work should not result in backflow or lateral seepage into the bedroom
Installation of hardwood platform on floor	No	<ul style="list-style-type: none"> • Recommended room height is minimally 2.4m • The void between timber joists beneath platform must not be sealed with cement/ other materials • No storage is allowed in the void within the platform and floor • The side of the platform must be sealed • To maintain a minimum 1m safety barrier height from top of platform to window sill/ parapet
Topping up of flooring using light weight screed/ block at balcony/ kitchen/ bathroom/ toilet	Yes	<ul style="list-style-type: none"> • The material used for the in-filled must be non-combustible • Existing floor finish including cement screed must be removed • Overall loading onto existing floor should not exceed 120kg/m² (i.e. proposed in-filled material and floor finishes) • Maintain a minimum parapet/ window sill height of 1000mm measured from finished floor level (if applicable) • Use UPVC floor trap grating with long collar at floor traps • For kitchen and open balcony, pre-packed waterproofing screed must be used before laying of new floor finishes. The water proofing membrane with a minimum upturn of 150mm from finished floor level is required only around the sanitary stacks for an area of 400mm radius

		<ul style="list-style-type: none"> For bathroom/ toilet, pre-packed waterproofing screed and water proofing membrane must be used before laying of new floor finishes. Membrane should be upturned (minimum 150mm from finished floor level) against the walls, kerbs, and pipes
--	--	---

Walls

Read our guidelines on demolition and erection of walls.

Types of Building Work	Permit Required?	Subject to the Following Guidelines/ Conditions
Erection of 63mm thick hollow block wall	No	<ul style="list-style-type: none"> Adequate natural lighting and ventilation must be provided if creating a room for habitation Fire escape route should be direct (e.g. from bedroom door to main exit door) and should not pass through another room Reinforced concrete (RC) lintol should be provided to support the hollow block across any opening in wall (e.g. window or door opening) Only one layer of 63mm hollow block or 80mm thick glass block can be erected
Erection of 80mm thick glass block wall	No	
Erection of gypsum partition	No	<ul style="list-style-type: none"> Adequate natural lighting and ventilation must be provided if creating a room for habitation Fire escape route should be direct (e.g. from bedroom door to main exit door) and should not pass through another room All fasteners/ connectors (e.g. screws, nails, bolts, etc.) used must not exceed 6mm in diameter and 40mm in penetration depth

Demolition of non-load bearing reinforced concrete (RC) elements, such as partition walls, party walls, stiffeners, lintols or hangers	Yes	<ul style="list-style-type: none"> • All demolition or alteration of walls can only be carried out after obtaining HDB's approval • All existing reinforced concrete (RC) structures shall not be tampered with in the course of the works • A <u>Professional Engineer (PE)</u> for Civil or Structural works is required to supervise the demolition works • The PE is required to ensure proper repair of the affected RC structural elements due to the demolition works • A copy of the approved plan and the conditions of approval are to be given to the engaged PE for supervision of demolition works
Demolition (partial or complete) or alteration of internal non-structure lightweight partition walls, such as hollow block/ brick walls, Drywalls or Ferrolite walls	Yes	<ul style="list-style-type: none"> • All demolition or alteration of walls can only be carried out after obtaining HDB's approval • All existing reinforced concrete (RC) structures shall not be tampered with during the course of the works • Demolition of internal block/brick walls, Drywalls or Ferrolite walls is allowable up to the underside of the RC beam/ slab only • Demolition of block/ brick wall should commence from top down • Demolition of lightweight partition Drywalls or Ferrolite walls should in full, from joint to joint • In the event that steel bars are discovered during the course of the demolition, the works has to be stopped and HDB has to be informed immediately
Creation of opening in non-structural wall between two (2) flats	Yes	<ul style="list-style-type: none"> • All demolition or alteration of walls can only be carried out after obtaining HDB's approval

		<ul style="list-style-type: none"> • All existing reinforced concrete (RC) structures shall not be tampered with during the course of the works • Demolition of wall is allowable up to the underside of the RC beam/slab only • Demolition of wall should commence from top down • In the event that steel bar are discovered during the course of the demolition works, the works has to be stopped and HDB has to be informed immediately
--	--	--

Wall finishes

Read our guidelines on laying and replacement of wall finishes.

Types of Building Work	Permit Required?	Subject to the Following Guidelines/ Conditions
Wallpaper, cement and sand plastering, gypsum plastering, rock-stone finish, spray painting	No	From 1 June 2015, pre-packed material must be used for plastering.
Solid timber/ mirror wall panel	No	All fasteners/ connectors (e.g. screws, nails, bolts, etc.) used must not exceed 6mm in diameter and 40mm in penetration depth
Laying of wall finishes over existing wall finishes using adhesives	No	<ul style="list-style-type: none"> • No tampering of existing structures and wall finishes • The thickness of the wall finishes used must not exceed 13mm • No laying of third layer wall finishes
Replacement of internal wall finishes up to ceiling level	Yes	<ul style="list-style-type: none"> • No tampering of existing structures • Total thickness of the wall finishes, including plaster, must not exceed 25mm • From 1 June 2015, pre-packed material must be used for plastering
Laying of wall finishes on bare concrete surface	No	<ul style="list-style-type: none"> • No tampering of existing structures

provided by HDB up to ceiling height		<ul style="list-style-type: none"> • Surface of RC wall is not allowed to be hacked to form key for tiling • Spatterdash or other equivalent shall be used to form key for tiling • Total thickness of the wall finishes including plaster must not exceed 25mm • From 1 June 2015, pre-packed material must be used for plastering
Replacement of existing bathroom/ toilet wall finishes after first 3 years from the date of completion of the block	Yes	<ul style="list-style-type: none"> • No tampering of existing structures • Total thickness of the wall finishes including plaster must not exceed 25mm • From 1 June 2015, pre-packed material must be used for plastering

False ceiling

Read our guidelines on installation of false ceiling/ cornices.

Types of Building Work	Permit Required?	Subject to the Following Guidelines/ Conditions
Installation of cornices and pelmet	No	<ul style="list-style-type: none"> • For installation of cornices and pelmet, the minimum clearance height of pelmet must be at least 2.10 metres measured from finished floor level • For installation of false ceilings, the minimum clearance height of 2.4 metres measured from finished floor level (not applicable for toilets and bathrooms) • Non-combustible materials must be used for the false ceilings, cornices, pelmet and decorative panels • No gas pipe is to be enclosed within the false ceilings • All fasteners/ connectors (e.g. screws, nails, bolts, etc.) must not exceed 6mm in diameter and 40mm in penetration depth are to be used
Installation of false ceilings in the flat	No	
Installation of decorative centre panel in non-prefabricated flat only	No	

		<p>for fixing of false ceilings to the underside of RC slab</p> <ul style="list-style-type: none"> • Flat owners are responsible for the removal and reinstatement of the false ceilings, cornices, pelmet and decorative panels for inspection and maintenance
<p>Addition of false ceiling onto the existing false ceiling originally provided by HDB without changing the existing joist support system (applicable for horizontal false ceiling only)</p>	<p>No</p>	<ul style="list-style-type: none"> • Minimum height clearance of false ceiling must be 2.4 metres measured from finished floor level • Non-combustible materials must be used for the false ceilings • No gas pipe is to be enclosed within the false ceiling • All fasteners/ connectors (e.g. screws, nails, bolts, etc.) must not exceed 6mm in diameter and 40mm in penetration depth are to be used for fixing false ceilings to the underside of RC slab • If installation is carried out at topmost floor with pitched roof: <ul style="list-style-type: none"> ○ The proposed work should make use of original existing structural support ○ New joists, if any, cannot be connected to existing purlins which are not designed for the proposed work ○ Need to provide a minimum removable access opening of 600mm x 600mm for inspection and maintenance ○ Removal of roof ceiling originally provided by HDB (be it partially or fully) is strictly not allowed • The layout, size, and the support system of the new joists, if any, must be the same as the existing joists

Installation of fixtures/ fittings (e.g. lighting, fan, etc.) onto the false ceiling originally provided by HDB	No	Buildings constructed before 1991 may have asbestos-containing materials (ACM). They are more commonly found in pitch roof buildings. Flat owners residing at the top-most floor should refer to the National Environment Agency (NEA) for more information relating to asbestos before carrying out works on the false ceiling.
---	----	--

Kitchen

Read our guidelines on renovation in kitchen.

Types of Building Work	Need Permit?	Subject to the Following Guidelines/ Conditions
Extension of kitchen into the service balcony/ yard without the removal of walls	No	<ul style="list-style-type: none"> All services within extended areas should not be tampered with Installation of exhaust fan is not allowed at the service balcony/ yard Only one layer of 63mm hollow block or 80mm thick glass block can be erected for the sink support (see Drawing 3 (PDF, 20KB))
Construction of dapoh slab/ cabinet with cement mortar base	No	<ul style="list-style-type: none"> Construction of concrete shelf is not allowed Total thickness of cement mortar base and tile finishes is not allowed to exceed 50mm
Construction of cement mortar base	No	<ul style="list-style-type: none"> Flat owners are responsible for the removal and reinstatement of the fixtures for inspection and maintenance
Construction of kitchen counter top	No	<ul style="list-style-type: none"> Construction of concrete shelf is not allowed Total thickness of cement mortar base and tile finishes is not allowed to exceed 50mm

		<ul style="list-style-type: none"> • Only one layer of 63mm hollow block can be erected to support the vanity top • Flat owners are responsible for the removal and reinstatement of the fixtures for inspection and maintenance
Installation of clothes drying hanger on ceiling in the kitchen/ service yard	No	All fasteners/ connectors (e.g. screws, nails, bolts, etc.) used must not exceed 6mm in diameter and 40mm in penetration depth

Weepholes in kitchen

Some flat layouts contain enclosed sanitary ducts in the kitchen that service the flat, and the sanitary ducts are provided with a weepole to alert residents of leaks within the enclosed ducts so that timely rectification/repair works can be carried out. These weepholes should not be sealed or blocked with kitchen carpentry or other fixtures, so as not to cause damage to your renovations in case of leaks.

Refuse chute hopper

Read our guidelines on alterations to the refuse chute hopper.

Types of Building Work	Permit Required?	Subject to the Following Guidelines/ Conditions
Reducing refuse chute hopper size within the existing opening	No	<ul style="list-style-type: none"> • Buildings constructed before 1991 may have asbestos-containing materials. Flat owners and their renovation contractors should refer to the National Environment Agency (NEA) and Ministry of Manpower (MOM) websites for more information relating to asbestos before carrying out works to the refuse chute hopper • Works shall only be carried out within the original refuse chute opening • A layer of brick/ hollow block or any other light material is to be used to

		<p>reduce the size of the refuse chute opening</p> <ul style="list-style-type: none"> • The maximum thickness of the material used must not exceed 100mm
Replacement of refuse chute hopper	No	<ul style="list-style-type: none"> • Buildings constructed before 1991 may have asbestos-containing materials. Flat owners and their renovation contractors should refer to the National Environment Agency (NEA) and Ministry of Manpower (MOM) websites for more information relating to asbestos before carrying out works to the refuse chute hopper • Works shall only be carried out within the original refuse chute opening

Household shelters (HS)

The HS in your HDB flat is designed to serve as a civil defence shelter. It is fitted with a steel door, along with strengthened floor, walls and ceiling to protect occupants in the event of a wartime emergency.

Like other structural components of the flat, the following features of the HS must not be tampered with during renovation:

- Reinforced walls
- Reinforced floor slab
- Ceiling
- Steel door

Fixtures that cannot be removed easily in an emergency should not be placed or installed in the HS as these may hamper your efforts in preparing your HS for occupation in the event of a wartime emergency.

Preparing your HS during a wartime emergency

The HS is only to be occupied during a wartime emergency. During a wartime emergency, the SCDF will inform residents to prepare their HS for occupation. To find out how to prepare your HS for occupation, please refer to SCDF Emergency Handbook (Chapter 4 on Wartime Emergencies - Shelter Protection) for more information. You can

download a copy of the SCDF Emergency Handbook via
<https://www.scdf.gov.sg/home/community-volunteers/publications>.

Guidelines for renovation in HDB HS set out by the Singapore Civil Defence Force (SCDF)

Types of Building Work	Permit Required?	Subject to the Following Guidelines/ Conditions
Laying of floor finishes	No	<ul style="list-style-type: none"> • Floor tiles/ finishes shall be bonded to wet cement mortar • Total thickness of floor finishes and screed is not to exceed 50mm • Laying of floor finishes using adhesive is not allowed • Laying of a second layer of floor finishes is not allowed • From 1 June 2015, pre-packed material must be used
Laying of vinyl or linoleum flooring	No	Not applicable
Laying of floor skirting tiles (up to maximum of 100mm high)	No	<ul style="list-style-type: none"> • Laying of floor skirting tiles (up to maximum of 100mm high) by bonding them with wet cement mortar to HS walls • Laying of finishes using adhesive is not allowed • Laying of a second layer of finishes is not allowed
Applying splatter dash or equivalent to the external face of HS walls only to provide rough surface for feature wall panels or wall tiles installation	No	Not applicable
Painting of walls, ceiling or door	No	<ul style="list-style-type: none"> • Painting and covering up over the HS door notice, locking bolts or door seal are not allowed • The old paint coat on door and door frame are to be removed before repainting to avoid increased paint

		<p>thickness resulting in difficulty in closing and opening of the door</p> <ul style="list-style-type: none"> • The new paint coat must be dried up completely before closing the door as wet or damp paint will cause the door and rubber gasket to stick onto the door frame when opening the door
Painting on only the exterior face of the 6mm fragmentation stainless steel plate of the ventilation sleeves	No	Not applicable
Fixing of removable screws with non-metallic inserts not exceeding 50mm deep for fixtures and equipment (e.g. pictures, posters, cabinets, shelves, wall fan, ceiling lightings etc.)	No	<ul style="list-style-type: none"> • Drilling into internal face of the HS walls and ceiling slab to a depth of not more than 50mm to affix non-metallic inserts and removable screws is allowed • Fixtures such as pictures, posters, cabinets or shelves on internal face of HS will have to be removed by flat owners within 48 hours upon notification • There is no restriction to the diameter of the non-metallic insert as long as it does not exceed 50mm in length • Flat owners are responsible to ensure that the strength of the insert is adequately provided for the intended purpose
Removing fragmentation plates of the ventilation sleeves	No	<ul style="list-style-type: none"> • Fragmentation plates of the ventilation sleeves are allowed to be removed provided that the fragmentation plates and its bolts and nuts are mounted or kept together for use when needed • Closing or covering up of ventilation openings by removable aesthetic or architectural finishes is allowed,

		<p>provided that at least 25% of the total area of the two openings shall be left uncovered for ventilation purposes during peacetime</p> <ul style="list-style-type: none"> The minimum clearance from the fragmentation plate to reinforced concrete (RC) beam or structure or service shall be 50mm. Where the RC beam or structure or service is fronting the fragmentation plate of ventilation sleeve, the clear distance between them shall be at least 500mm
Installing false ceiling outside the HS and below the ventilation sleeves	No	<ul style="list-style-type: none"> Where false ceilings are provided outside the HS and below the ventilation sleeves, there shall be perforated access panels of minimum size of 600mm x 600mm positioned directly below each ventilation sleeve
Power driven nails are allowed only on external face of the HS walls to facilitate flexibility in mounting of features/ fixtures by flat owners	No	Not applicable

Types of work not permitted to be done to HS

- Laying of wall tiles or spray of rock stone finish, cement sand finish and gypsum plastering on the internal faces of HS walls
- Laying of floor tiles/ finishes using adhesive materials
- Laying of 2nd layer of tiles on floor or skirting tiles
- Installation of cornices within the HS
- Installation works with fixings using power driven nails into the internal HS walls
- Tampering with, removing or covering up of the HS door notice. The HS door notice provides important information to the occupants on the use of the HS
- Indiscriminate hacking and drilling of the HS walls, floor slabs and ceiling slabs other than drilling under permitted works
- Hacking to both internal and external face of the household shelter walls to form key for tiling

- Hacking on external face of HS wall for mounting of feature wall panels or wall tiles installation
- Modifying, changing, removing or tampering of HS door
- Modifying, altering or tampering with any part of the ventilation openings, plates and the mounting devices such as bolts and nuts
- Painting to the interior face of the 6mm fragmentation stainless steel plate of the ventilation sleeves, the ventilation sleeves, "O" ring rubber gaskets and the four(4) or eight(8) numbers of stainless steel bolts which hold the steel plate to the sleeves

Door and gate

Read our guidelines on replacement of main door, internal door, or front gate of your flat.

Types of Building Work	Permit Required?	Subject to the Following Guidelines/ Conditions
Painting the external side of main door or metal grille gate	No	Not applicable
Replacement of main entrance metal gates	No	<ul style="list-style-type: none"> • The gate width, number of panels and swing must be the same as those originally provided by HDB. The gate swing must not obstruct public escape • Units situated along the common corridor must allow a minimum clearance of 0.6m from the gate to the corridor parapet wall (when the gates open perpendicular to the corridor parapet wall) • Units situated adjacent to the staircase must allow a minimum clearance equivalent to the width of the staircase measured from the edge of the gate (when it opens at all angles) to the staircase railing • Units situated at corner end should not have gates that hit the neighbouring flat's window
Replacement of main entrance door and/ or frame along fire escape route (i.e. for door	Yes	The replacement door and/ or frame must be half hour fire-rated and the frame must have a self-closing device.

opening into passageways such as staircases, lift lobbies)		<p>Note :</p> <ul style="list-style-type: none"> • The fire-rated door must also have an accreditor's label. • Installation of localised home smoke/fire alarm system within the unit is required by SCDF FSSD • Under the SCDF requirement, homeowners who wish to install digital locksets shall only select digital locksets certified with a Certificate of Conformity to SS 332/ EN 1634-1, which has been issued by a local Certification Body. Please refer to SCDF website for more information.
Replacement of main entrance non-fire-rated door and/ or frame	No	Not applicable
Replacement of existing internal doors with ornamental timber/ plastic doors	No	
Replacement of door frames at all location for prefabricated flats	No	<ul style="list-style-type: none"> • RC walls cannot be hacked or tampered with • Existing door frame should be removed by torch cutting or cutter • Upon removal of the door frames, a layer of waterproofing membrane must be applied to affected area • The new door frame should be within the original door opening provided
Repositioning of internal door entrances	Yes	The new entrance should not be created through RC walls
Replacement of internal door frame (for non-prefabricated flats)	No	Not applicable
Installation of sliding glass door, PVC folding doors on bathroom, w.c. and/ or kitchen entrance	No	

without removal of RC lintol/ hanger (if any)		
Removal of sliding/ swing doors without removal of RC lintol/ hanger (if any)	No	
Note: This is not applicable for sliding/ swing doors at the balcony where installation of windows is not allowed		
Replacement of study room sliding doors with swing doors	No	

Sold recess area

Read our guidelines on renovation at the sold recess area.

Types of Building Work	Need Permit?	Subject to the following Guidelines/ Conditions
All other renovation within sold recess area (e.g. installation/ replacement of grille/ gate/ door/ fixed awning/ roof/ windows/ floor and wall finishes, topping up of floor and demolition/ erection of non-load bearing walls, etc.)	Yes	Conditions/ guidelines will be given for the renovation item upon evaluation and approval

Approved rented common area

Read our guidelines on renovation at approved rented common area outside your flat.

Types of Building Work	Permit Required?	Subject to the Following Guidelines/ Conditions
Installation of grille gate at the entrance of the common area	No	Grille gate with one-way locking device opening outward without use of a key

Installation of metal grille panel	No	<p>Metal grille panel must not be more than 1m wide on the parapet wall adjacent to the entrance gate for security purpose</p> <p>Cement mortar kerb should not exceed 100mm in height and 100mm in width</p>
Construction of cement mortar kerb at threshold of entrance gate	No	
Laying/ Replacement of finishes at corridor walls and floor excluding scupper drain	No	<ul style="list-style-type: none"> Existing floor finishes including cement screed must be removed Total thickness of new floor finishes and cement screed must not exceed 50mm Total thickness of wall finishes and cement screed must not exceed 25mm Surface of RC floor or wall cannot be hacked Spatterdash or other equivalent shall be used to form key for tiling on wall There should be free flow of water to existing scupper drain, and waste water outlet must not obstructed
Re-siting refuse chute stopcock outside the rented common area	No	<ul style="list-style-type: none"> Existing RC structure cannot be tampered with Prior approval must be obtained from Town Council
Installation of false ceiling at rented common area	No	<ul style="list-style-type: none"> Minimum height clearance of false ceiling must be 2.4m measured from finished floor level False ceiling should made of non-combustible materials All fasteners/ connectors (e.g. screws, nails, bolts, etc.) must not exceed 6mm in diameter and 40mm in penetration depth can be used for fixing false ceiling to the underside of RC slab

Staircase

Read our guidelines on renovation to the existing staircase of an executive maisonette.

Types of Building Work	Permit Required?	Subject to the Following Guidelines/ Conditions
Replacement of existing staircase balustrades/ railing in executive maisonettes where there is a vertical drop in level of 1m or more	Yes	<ul style="list-style-type: none"> Engage a Professional Engineer (PE) for Civil or Structural works to submit building and structural plans for the proposed work to BCA for approval Upon receiving BCA's approval, submit the BCA Approved Drawing and Permit to Carry Out Structural Works documents to HDB for the issuance of a renovation permit
Erection of safety barrier on internal staircase or wall facing void of executive maisonette where there is a vertical drop in level of 1m or more	Yes	<ul style="list-style-type: none"> Engage a PE for Civil or Structural works to submit building and structural plans for the proposed work to BCA for approval Upon receiving BCA's approval, submit the BCA Approved Drawing and Permit to Carry Out Structural Works documents to HDB for the issuance of a renovation permit Existing effective width of staircase must be maintained
Covering up of slit void of internal staircase in executive maisonettes, must only be used for decorative purpose	No	<ul style="list-style-type: none"> The thickness of hollow or glass blocks used should not exceed 63mm and 80mm respectively There should be no increase in the gross floor area of the upper storey The clear width of the void between bedroom and internal staircase must not exceed 350mm (see Drawing 4 (DPF, 28KB)) The penetration of mild steel bars into existing RC structures must not exceed 50mm

Bathroom and toilet

Read our guidelines on renovation of bathrooms and toilets. Newly built flats have a 3-year restriction period in place for the removal of wall and floor finishes in bathrooms and toilets.

Types of Building Work	Permit Required?	Subject to the Following Guidelines/ Conditions
Construction of cement mortar kerb not exceeding 100mm in height and 100mm width in bathroom/ toilet	No	Not applicable
Enlargement of bathroom/ toilet after first 3 years upon completion of block	Yes	Maximum width and area of extension: <ul style="list-style-type: none">• Must not be more than 600mm and 0.6m² respectively• Can only be used as a 'dry area'• For example, to install wash basin or shelves• The existing gas riser and its branch pipe must not become enclosed in the extended bathroom/ toilet
Replacement of bathroom/ toilet vent	Yes	<ul style="list-style-type: none">• Glass louvers must be at least 6mm thick• They must be wire-glass type• Aluminium U-channel cleat safety device must be on every glass louvre

Awning

Read our guidelines on installation of awning.

Types of Building Work	Permit Required?	Subject to the Following Guidelines/ Conditions
Installation of retractable canvas awning up to single storey height within balcony of double storey executive maisonette	No	<ul style="list-style-type: none">• Awning is to be fixed to the upper floor beam structure• Fixing onto refuse chute wall is not allowed• Retractable awning should not protrude beyond the balcony
Installation of internal metal roller shutter at	No	Installation must not be fixed onto refuse chute wall

<p>window or single storey balcony opening. This is not applicable for balconies where window installation is not allowed.</p> <p>Installation of roller shutter at double storey balcony. This is not applicable for loft units.</p> <p>Installation of awning at open-to-sky balconies of topmost unit</p>	<p>No</p> <p>Yes</p>	<ul style="list-style-type: none"> Flat owners are to engage a Qualified Person (QP) or Professional Engineer [PE(Civil)] to design the awning such that it complies with the following requirements and requirements from relevant authorities (e.g. BCA, URA, SCDF) and submit the plans to HDB for approval Awning must be fixed directly above the frame of the full height sliding glass door and at a maximum height of 2.8 metres from the finished floor level Awning should remain open sided as viewed from the external façade Awning can be either a fixed awning using lightweight non-combustible material or a retractable awning Where both the awning and its supporting structure are of non-combustible material, the horizontal projection of the awning shall be kept within the footprint of the balcony or at maximum of 2 metres Where both the awning and its supporting structure are of combustible material, the horizontal projection of the awning shall be
--	----------------------	---

		<p>kept within the footprint of the balcony and not exceed 1.4 metres</p> <ul style="list-style-type: none"> • Where there are awnings installed adjacent to each other (serving different residential units), there shall be either a separation distance of at least 3 metres between the awnings or separated by an existing fire rated wall which must be higher than the height of the awning • The design of the awning must blend in with the existing façade. The colour of the awning should be neutral colours, specifically light grey, mid grey or off-white • As the awnings are installed at the exterior of the flat, flat owners and the subsequent buyers have to undertake to maintain the awning and engage a PE(Civil) to carry out a 5-yearly inspection to certify that the awnings remain safe • Flat owners are responsible for the maintenance and cleaning of the awning to prevent stagnant water and litter from collecting on top, in case of mosquito breeding
Installation of awning at open-to-sky balconies at intermediate floor units	Yes	<ul style="list-style-type: none"> • Flat owners are to engage a Qualified Person (QP) and/ or Professional Engineer [PE(Civil)] to design the awning such that it complies with the following requirements and requirement from relevant authorities (e.g. BCA, URA, SCDF) • Building plan approval from Fire Safety & Shelter Department (FSSD) has to be obtained before

submission to HDB for final approval

- Awning must be fixed directly above the frame of the full height sliding glass door and at a maximum height of 2.8 metres from the finished floor level
- Awning should remain open sided as viewed from the external façade
- The awning and its supporting structure must be made of lightweight minimum 1 hour fire rated material. The horizontal projection of the awning shall be kept within the footprint of the balcony or at maximum of 2 metres
- Where there are awnings installed adjacent to each other (serving different residential units), there shall be either a separation distance of at least 3 metres between the awnings or separated by an existing fire rated wall which must be higher than the height of the awning
- The design of the awning must blend in with the existing façade. The colour of the awning should be neutral colours, specifically light grey, mid grey or off-white
- As the awnings are installed at the exterior of the flat, flat owners and the subsequent buyers have to undertake to maintain the awning and engage a PE(Civil) to carry out a 5-yearly inspection to certify that the awnings remain safe
- Flat owners are responsible for the maintenance and cleaning of the awning to prevent stagnant water

and litter from collecting on top, in case of mosquito breeding

Others

Read our guidelines on other miscellaneous items.

Types of Building Work	Permit Required?	Subject to the Following Guidelines/ Conditions
Installation of equipment not exceeding 150kg	No	Not applicable
Normal fish tank supported on a 4-legged rack or cabinet	No	The maximum weight of the total number of fish tanks (inclusive of water, sand, and accessories) must not exceed 600kg per room
Fish pond resting directly on the floor of size no bigger than 2m (6.5ft) length x 1m (3.2ft) width with water depth not exceeding 0.5m (1.6ft)	No	<ul style="list-style-type: none">• Lightweight fibreglass material should be used for the tank• The tank must be placed beside an existing wall supported on an existing beam below It must have an overflow system to ensure that the water depth does not exceed 0.5m (1.6ft) (see drawing (PDF, 212KB))
All other types of fish tank or pond	Yes	Email the application (PDF, 24KB) to the HDB Branch managing your flat stating the size, type, weight and location of the fish tank for approval to install it

Water and Sanitary Plumbing Works and Gas Works

All of the water and sanitary plumbing works/ gas works listed here do not require a permit from HDB. They are, however, subject to our technical terms and conditions.

Technical terms and conditions

These technical terms and conditions are specific to sanitary and plumbing or gas renovation works. Do take time to read through them even if you are familiar with the general terms and conditions for renovations in HDB flats.

Licenced service personnel

Types of Work

Licenced Person Required

Water service and sanitary works	Have to engage a Public Utilities Board (PUB) Licensed Plumber
Gas service works	Have to engage a Energy Market Authority's (EMA) licensed gas service worker

* From 1 April 2018, only PUB Licensed Plumbers will be allowed to carry out water service and sanitary works. You can engage a handyman (without PUB licence) for simple plumbing works.

Ramsets/ nails/ screws

Ramsets/ nails/ screws used must not exceed 6mm in diameter and 40mm in penetration depth for all types of flats.

Inspection opening

An inspection opening for future maintenance must be provided for installation of bathtubs. Weep holes must also be provided in the installation of bathtubs and shower trays.

Precautionary measures

For flats provided with concealed water pipes (originally provided by HDB), precautionary measures should be taken when drilling into walls:

- The concealed water pipe layout plans for [kitchen](#) (PDF, 207KB) and [toilet](#) (PDF, 255KB) should be used only as a guide
- Flat owner/ renovation contractor/ plumber is advised to use a metal detector to confirm the exact location of the concealed water pipes. This must be done before carrying out any drilling
- Flat owner/ renovation contractor/ plumber should also ensure ramsets/ nails/ screws are located away from the concealed water pipes

Sinks and wash basins

Check for guidelines on replacement of sinks and wash basins.

Types of Work	Subject to the Following Guidelines/ Conditions
Replacement of existing sink with stainless steel/ enameled type	Not applicable
Replacement of existing wash basin with coloured type	
Repositioning of kitchen sink supported by 63mm thick hollow walls with tiled finish	<ul style="list-style-type: none"> • Thickness of dapoh slab inclusive of finishes should not exceed 50mm

Repositioning of sink or wash basin

- Floor slab must not be tampered with
- Floor slab must not be tampered with

Bath and shower

Check for guidelines on installation of long bath/ shower tray/ spa pool.

Types of Work

Installation of shower screen

Installation of long bath

Installation of shower tray

Installation of spa pool

Subject to the Following Guidelines/ Conditions

- Floor slab must not be tampered with
- Extension of toilet to accommodate the long bath is not allowed
- Void area beneath long bath cannot be filled with cement mortar or other materials
- The void underneath must be kept
- Provide inspection opening for future maintenance
- Weep holes must be provided
- Floor slab must not be tampered with
- Void area beneath shower tray cannot be filled with cement mortar or other materials
- Weep holes must be provided
- The void underneath must be kept
- Floor slab must not be tampered with
- Spa pool must be purchased ready-made from the market
- Construction of spa pool using bricks/ hollow blocks is not allowed
- Spa pool is to be installed only within bathroom/ toilet originally provided by HDB
- Total weight inclusive of spa pool, water, motor and other accessories must not exceed 400kg
- Floor slab must not be tampered with
- Provide proper water drainage for the spa pool

Toilet pan

Check for guidelines on the replacement of squat or pedestal pans in your toilets.

Types of Work	Subject to the Following Guidelines/ Conditions
Replacement of squat pan with new squat pan and pedestal pan with new pedestal pan	<ul style="list-style-type: none"> • Removal of vent pipes (if any) is not allowed • Installing, fixing, replacing or removing a toilet pan (WC), and sealing up the discharge pipe shall be carried out by a PUB Licensed Plumber
Installation of pedestal and squat pan at wash area on lower floor of executive maisonette	<ul style="list-style-type: none"> • Holes cannot be hacked on the existing floor slab • Removal of vent pipes (if any) is not allowed • Installation must follow the <u>Alteration and Addition (A&A) guidelines for pedestal pans</u> (PDF, 305KB) and <u>squat pans</u> (PDF, 296KB) • Installing, fixing, replacing or removing a toilet pan (WC), and sealing up the discharge pipe shall be carried out by a PUB Licensed Plumber
Replacement of squat pan with pedestal pan	<ul style="list-style-type: none"> • Holes cannot be hacked on the existing floor slab • Removal of vent pipes (if any) is not allowed • Installation must follow the <u>A&A guidelines for pedestal pans</u> (PDF, 19KB) • Installing, fixing, replacing or removing a toilet pan (WC), and sealing up the discharge pipe shall be carried out by a PUB Licensed Plumber
Replacement of pedestal pan with squat pan	<ul style="list-style-type: none"> • Holes cannot be hacked on the existing floor slab • The minimum ceiling height from finished raised floor slab is 2.2m • Removal of vent pipes (if any) is not allowed • Installation must follow the <u>A&A guidelines for squat pans</u> (PDF, 42KB) • Installing, fixing, replacing or removing a toilet pan (WC), and sealing up the discharge pipe shall be carried out by a PUB Licensed Plumber

Pipes

Check for guidelines on piping works.

Types of Work	Subject to the Following Guidelines/ Conditions
Replacement of existing PVC water pipe with copper/ stainless steel pipe	<ul style="list-style-type: none">• Must comply with PUB requirements• Installing, fixing, altering, replacing or removing any discharge pipe, discharge stack, ventilating pipe, ventilating stacks or water pipes shall be carried out by a PUB Licensed Plumber
Diversion of sink waste pipe	<ul style="list-style-type: none">• Pipe must not be embedded in floor slab• Pipe can be embedded within floor finishes• Must comply with PUB requirements• Installing, fixing, altering, replacing or removing any discharge pipe, discharge stack, ventilating pipe, or ventilating stacks shall be carried out by a PUB Licensed Plumber
Enclosure/ encasement of service ducts/ piping (excluding gas pipe) using lightweight non-combustible materials	<ul style="list-style-type: none">• Need to provide minimum removable access opening of 600mm x 600mm for inspection and maintenance as the small opening may not allow for total replacement of pipe• In the event a total replacement of service ducts/piping is required, the enclosure/encasement will have to be removed at the flat owner's own cost
*Concealed waste/ water pipes in floor finishes/ wall	<ul style="list-style-type: none">• Floor slab and wall must not be tampered with• Must comply with PUB requirements• Installing, fixing, altering, replacing or removing any discharge pipe, discharge stack, ventilating pipe, ventilating stacks or water pipes shall be carried out by a PUB Licensed Plumber
*Concealed air-conditioner discharge pipe in floor finishes	<ul style="list-style-type: none">• Floor slab must not be tampered with• The pipe must be concealed within the floor finishes only
Removal of surface-run water pipes	<ul style="list-style-type: none">• Must comply with PUB requirements• Works must be carried out by a PUB Licensed Plumber

Removal of surface-run portion of the concealed hot and cold water pipes

- Must comply with PUB requirements
- Engage a PUB Licensed Plumber
- The pipes are to be terminated with compression fitting capping with at least 50mm length protruding from the wall

*Such work is discouraged as it may cause water leakage to lower floor unit if the work is not properly carried out.

Gas works

Check for guidelines on gas related works.

Types of Work

Subject to the Following Guidelines/ Conditions

Enclosure/ encasement of gas riser pipe using lightweight non-combustible materials

- Need to provide a fully ventilated removable access (600mm width and full height from ceiling to floor) for inspection and maintenance of gas riser pipe
- In the event a total replacement of piping is required, the enclosure/encasement will have to be removed at the flat owner's own cost
- All gas riser pipes including riser branch pipe (before sub-meter) must not be tampered with
- All gas pipes must NOT be embedded in the common partition walls
- Space with gas pipes are therefore not allowed to be converted to bedrooms
- All gas pipe alteration works must be carried out by City Energy Pte Ltd or an Licenced Gas Service Worker (LGSW)

Relocation of gas meter

- Works must be carried out by City Energy Pte Ltd
- Need to comply with Singapore Civil Defence Force's (SCDF) guidelines

Removal of gas branch pipe (after sub-meter)

- A 100mm length of gas pipe protruding from the wall into the kitchen must be maintained and capped when not in use
- Works must be carried out by City Energy Pte Ltd or a LGSW

Installation of gas water heater/ gas oven

- Compliance with City Energy Pte Ltd's requirements

	<ul style="list-style-type: none"> Engage a LGSW for the works Outdoor installation is subject to HDB's approval
Installation of gas pipes/ appliances within flat	<ul style="list-style-type: none"> Gas pipe termination or installation of gas appliances are not allowed in sleeping areas/ bedrooms A full-height wall must be erected to separate the sleeping area/ bedroom from the gas pipes/ gas appliances. For example, if gas pipes and gas appliances are installed in the kitchen of a 2-room Flexi flat or White flat, where the flexible space is used as a sleeping area/ bedroom, there must be a full-height wall with a door that separates the kitchen from this space.

Window Works

To avoid accidents from happening, do ensure that the installation or replacement of your flat's windows is done safely and comply with HDB's safety requirements.

Installation or replacement of new aluminium windows

You must engage a Building and Construction Authority (BCA) approved window contractor listed in HDB's directory for all window installation/ replacement work. These are the requirements that you need to comply with for window installations.

Aluminium casement windows

Download the [illustration](#) (PDF, 51KB) for reference.

Parts	Requirements
Friction stay	<ul style="list-style-type: none"> Stainless steel grade 304 or equivalent Minimum thickness not less than 2.50mm Length not less than 1/2 width of window leaf
Window leaf	<ul style="list-style-type: none"> Maximum width not exceeding 700mm
Aluminium section for screw connection	<ul style="list-style-type: none"> Minimum thickness 2.75mm
Connection of friction stay to window frame	<ul style="list-style-type: none"> Stainless steel grade 304 self-tapping screw of minimum size number 8 (4mm)

Corner brackets
(if used) for corners of
window leaf

- If aluminium section is not less than 3mm thick, epoxy coated screws can be used
- Minimum 4 screws on each side of friction stay
- Zinc casting corner brackets

Aluminium sliding windows

Download the [illustration](#) (PDF, 92KB) for reference.

Parts	Requirements
Safety devices	<ul style="list-style-type: none"> • To install the following: <ul style="list-style-type: none"> • Polyethylene sliding window self-locking safety device (2 per panel) • Synthetic resin stoppers at top of window outer frame <ul style="list-style-type: none"> ○ Minimum 2 stoppers per panel width and repeat the same along the track ○ The stopper shall be fastened with stainless steel grade 304 or equivalent rivet/ screw of minimum 4mm diameter • Aluminium bottom outer frame with fixed angle facing outside • Dimension 'b' shall be minimum 1.50 times dimension 'a' (refer to illustration)
Sliding panel	<ul style="list-style-type: none"> • Maximum width not exceeding 1.20m

Aluminium adjustable/ fixed louvre vent

Download the [illustration](#) (PDF, 25KB) for reference.

Parts	Requirements
Glass louvres	<ul style="list-style-type: none"> • Minimum glass thickness not less than 6mm • Wire-glass type
Glass louvres safety device	<ul style="list-style-type: none"> • Aluminium U-channel cleat at every glass louvre

Repair of existing aluminium windows

As a flat owner or occupant, you are responsible for the upkeep of the windows in your flat. Otherwise, a window could fall and cause serious injury or worse to those below.

Check out the safety requirements before you proceed with repairs for your existing aluminium windows.

Building Works

Water and Sanitary Plumbing Works And Gas Works

Window Works

Electrical Works

Air-Conditioner Installation Works

BTO Flats

DBSS Flats

Home [Residential](#) [Living in an HDB Flat](#) [Renovation](#) [Guidelines](#) Window Works

Window Works

To avoid accidents from happening, do ensure that the installation or replacement of your flat's windows is done safely and comply with HDB's safety requirements.

Installation or replacement of new aluminium windows

You must engage a Building and Construction Authority (BCA) approved window contractor listed in HDB's directory for all window installation/ replacement work. These are the requirements that you need to comply with for window installations.

Repair of existing aluminium windows

As a flat owner or occupant, you are responsible for the upkeep of the windows in your flat. Otherwise, a window could fall and cause serious injury or worse to those below.

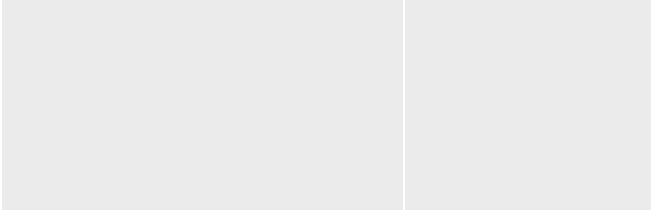
Windows and grilles

Guidelines on other windows and grilles works.

Types of Building Work	Permit Required?	Subject to the Following Guidelines / Conditions
Placement of film over the glass panel of existing windows/ balcony doors	No	<ul style="list-style-type: none">Film should be non-reflective or not exceeding 20% reflectance
Installation of bamboo chicks/ venetian blinds/ curtain rail internally	No	<ul style="list-style-type: none">Not applicable
Installation of blinds at open balcony where permanent enclosure is not allowed e.g. for	No	<ul style="list-style-type: none">Installation must allow for natural ventilation within the balcony at all times, even when the screens/ blinds are fully drawn and closed

balcony of DBSS flats and flats handed over after 1 Jul 2007		<ul style="list-style-type: none"> • The blinds have to be able to be drawn open or retracted fully • The material of the blinds must be porous and permeable to allow natural lighting and ventilation to flow through • Glass, PVC or any material which will completely block off sun, light, rain and wind is not allowed • The entire system must be within the unit's boundary and the existing safety barrier/ railing is not allowed to be tampered with
Installation/ replacement of window on parapet	Yes	<p>Width of window panel:</p> <ul style="list-style-type: none"> • Casement window: 500mm to 700mm • Sliding window: 500mm to 1200mm • To comply with the safety requirements for installation/ replacement of windows <p>For flats handed over from 1 July 2007 onwards:</p> <ul style="list-style-type: none"> • Windows installed/ replaced must be of a similar colour scheme, proportion and type (i.e. sliding to sliding, casement to casement) as that of the original windows provided by HDB • For service yard, the windows installed/ replaced only need to be of a similar colour scheme as that of the original windows provided by HDB
Installation/ replacement of grilles at service yard/ balcony parapet (if any)	Yes	<p>For flats handed over from 1 July 2007 onwards:</p> <ul style="list-style-type: none"> • Grilles installed must be of HDB approved designs • Refer to the renovation factsheet given during the booking of flat/

		<p>collection of keys for the approved designs (sample renovation fact sheet) (PDF, 201KB)</p> <ul style="list-style-type: none"> You can view the specific renovation guidelines including approved grille designs for your flat (e.g. for service yard/ open balcony) by logging in to My HDBPage
Installation/ replacement of internal metal grilles of any design at window and balcony parapet	No	Applicable to developments handed over before 1 July 2007:
Installation of internal metal grilles of any design at double-storey balcony of executive maisonette	No	<ul style="list-style-type: none"> Metal grilles must be fixed internally and cannot protrude from the building facade
Installation of metal grilles at double-storey corridor end balcony of executive maisonette	No	
Installation of metal grilles of any design at interaction balcony	No	<ul style="list-style-type: none"> Height of metal grilles must not exceed height of unit Do not store any combustible material at the balcony area
Enclosure of interaction balcony (e.g. installation of windows/ awnings)	Yes	<ul style="list-style-type: none"> Do note flat owner(s) are required to engage a Qualified Person or Professional Engineer (PE) for Civil or Structural works to submit building plans for the proposed work to SCDF for approval before HDB process the renovation application See example of an interaction balcony (PDF, 463KB)
Replacement/ removal of mild steel/ stainless steel railing on top of balcony parapet wall	No	<ul style="list-style-type: none"> This is applicable only to mild steel/ stainless steel railing on top of reinforced concrete parapet The height of the balcony parapet wall from finished floor level must be at least 1000mm

- 
- Apply 2 coats of rust inhibitor to the surface of exposed steel bars (where the steel bars are anchored into) before any finishing work is done to prevent rusting

Replacement of full height windows (including 3/4 height and bay windows)

The replacement of full height windows is strictly not allowed. Permission may be granted in an instance where a damaged frame requires a complete replacement.

See examples of [full height windows \(including 3/4 height and bay windows\)](#) (PDF, 324KB).

A renovation permit from HDB is required for all windows replacement work. A BCA Approved Window Contractor (AWC) who is listed in HDB's Directory of Renovation Contractors needs to apply a renovation permit from HDB before carrying out the window replacement works.

In Mar 2023, BCA introduced a set of standardised designs that flat owners may adopt for replacement of safety barriers integrated with $\frac{3}{4}$ height and full height windows in existing residential buildings. There are 7 different types of standardised designs each for $\frac{3}{4}$ height and full height windows (i.e. total of 14) that are downloadable from [BCA's website](#).

For replacement of safety barrier integrated with $\frac{3}{4}$ height and full height windows, flat owners may adopt BCA's approved standardised window designs subject to the following conditions:

- a. the replacement works must be carried out by Licensed Builders (LB) or Approved Window Contractors (AWCs) with trained window installers (TWIs) who have completed the course "*Module on replacement and reinstatement of safety barriers integrated with windows*" conducted by BCA;
- b. the replacement works must satisfy the objectives and performance requirements set out in the Fifth Schedule of the Building Control (BC) Regulations relating to the safety of windows, safety from falling, use of glass at height and any other requirement in the BC Regulations; and
- c. the LB or TWI is to submit a certification of completion of the replacement works declaring that the replacement works have been carried out in accordance with the standardised designs, and to be submitted to the BCA's Commissioner of Building Control within 14 days of work completion.

The Licensed Builder or AWC that homeowner engaged will assess the existing condition of the residential unit before advising if the BCA's standardised design option

can be adopted. Flat owners are required to engage a PE(Civil) to design and submit plans to BCA in the event that the standardised designs could not be adopted.

Flat owners who are engaging a PE (Civil) to design the window replacement and reinstatement works are required to comply with the following:

- a. A Qualified Person (QP) who is a Professional Engineer (PE) in civil or structural engineering must be engaged to:
 - a. Design and/ or certify the lateral loading of the replacement works
 - b. Submit structural calculations and drawings to BCA for regulatory plans approval through the Construction and Real Estate Network (CORENET)
 - b. Upon approval of the plans, the flat owner(s), the QP supervising the works, and the Licensed Builder (LB) carrying out the replacement of the safety barrier works must jointly apply for a permit from BCA to commence structural works
 - c. Your appointed AWC has to submit BCA's 'Permit to commence structural work along with the approved drawings to HDB to obtain a renovation permit before commencement of the replacement works.

Regardless whether flat owner(s) are adopting the BCA's standardised designs or engaging a PE(Civil) to design for the window replacement, the window to be replaced will have to match and comply with HDB's original windows in terms of :

- Colour scheme
- Dimension
- Window type (i.e. casement to casement, sliding to sliding)

Electrical Works

HDB blocks completed on/ after 1 January 1994 or have undergone the Main Upgrading Programme (MUP)/ Home Improvement Programme (HIP) are provided with higher electrical loading of 40amps main switch.

You need not apply for a permit from HDB to install an air-conditioner or higher capacity electrical equipment/ appliances if your flat is provided with higher electrical loading. You may check the electrical loading of your HDB block if you are unsure.

Terms and conditions

The general terms and conditions here apply to electrical works carried out in HDB flats. These terms are in addition to technical conditions already put in place for electrical works and installation of air-conditioners.

When is a permit required?

Certain types of electrical work in your flat will require you to obtain a permit from HDB before they can be carried out. All guidelines set by us must be followed regardless of whether a permit is required to carry out a specific electrical work.

Unauthorised electrical work

You need to remove all unauthorised work, make good the work carried out, or reinstate your flat to its original condition. This includes:

- Not obtaining a permit for works that require one
- Not carrying out works according to guidelines

Please seek HDB's approval before starting electrical works that involve:

- Electrical items that are not listed in the guidelines
- Technical details that are different from the guidelines

Adherence to terms and conditions

You must strictly observe the terms and conditions listed here along with other conditions or guidelines put in place by us for such works. Failing to follow these terms and conditions will be treated as unauthorised work.

Approval for installation of electrical appliances

Approval is given on the basis of electrical rating only. The approval is not an endorsement of the safety, reliability, or suitability of the appliance for the expressed/ implied purposes by the manufacturer.

Responsibilities of the flat owner

You need to ensure that electrical rating of appliances corresponds to the electrical rating stated in its catalogue/ brochure that you submitted to HDB for approval. The approval can be revoked if a difference is discovered.

Timeline for renovation works

- For newly completed blocks, approved electrical work must be completed within 3 months from the date of the permit
- For existing blocks, the approved work must be completed within 1 month from the date of the permit
- No work is to be carried out before 8am or after 6pm
- Noisy work, such as cutting of tiles, demolition of walls, removing wall/ floor finishes, etc. should only be carried out on weekdays between 9am to 5pm
- Noisy works cannot be carried out on Saturdays, Sundays or Public Holidays
- Only 2 of the handheld power tools approved by HDB (PDF, 38KB) or their approved equivalent are allowed to be used at a given time

Supervision

- You must supervise all electrical work and ensure that the electrical installation/ air conditioning unit are installed by an Energy Market Authority (EMA) licensed contractor or an air conditioning unit installer trained by the Building and Construction Authority (BCA) respectively
- Ensure that all works are carried out in compliance with HDB's guidelines
- Avoid carrying out any Do-It-Yourself (DIY) works involving drilling or hammering from 10:30pm to 7am, as such works generate noise which may inconvenience your neighbours. You should inform your neighbours beforehand if you are unable to keep within these timings
- Renovation debris should not be thrown down your refuse chute or washed down the WC squat pan or floor trap
- You will be required to submit the SP Services Ltd (SPSL) Form CS/5H endorsed by HDB to SPSL for testing of any new electrical wiring or extension work
- You must apply to SPSL for inspection of the completed work through your licensed electrical worker

Approval and supervision by other authorities

- You must comply with the law, by-law, rules, and regulations in place for electrical works at all times
- HDB and the Town Council reserve the right to control and give directions in the course of your renovations if required

Indemnity

Please indemnify and keep HDB indemnified at all times against all claims and proceedings for:

- Any damage to or destruction of property
- Injury or death of any person
- Costs and expenses howsoever arising from, in connection with or resulting from the execution of the work
- Losses, costs, charges, expenses and damages, which may be incurred or payable to HDB arising from or in connection with the execution of works

Variations of terms and conditions

HDB reserves the right to vary these terms and conditions as and when required. Any approval granted will be subject to the prevailing terms and conditions as varied by HDB from time to time.

You should observe and comply with other rules and regulations as HDB and the Town Council may make from time to time in relation to the execution of electrical renovation work in HDB flats.

Technical terms and conditions

- All wiring installation work must be carried out by an EMA licensed electrical worker
- Embedding or wiring housed in metal/ high impact PVC conduit in reinforced concrete (RC) slabs, beam, column, wall and in wall plaster or other finishes is not allowed
- Diameter and penetration depth of power-driven nails and screws must not exceed 6mm and 40mm respectively
- For flats with concealed electrical wiring (originally provided by HDB):
 - Refer to guidelines in Drawing 1 'Drilling of Holes in Flats with Concealed Electrical Wiring'
 - Precautionary measures should be taken to ensure anchors (including hammering of nails) into the slab are located away from the concealed conduits as shown in the concealed conduit layout plans
- Electrical wirings in a flat have a limited life span, estimated at an average of 25 years for PVC electrical cables
- You are advised to replace the electrical wiring in your flat when the life-span is over or when conditions have deteriorated
- A licensed electrical worker (LEW) can advise you on the condition of your flat's wiring and whether they require replacement
- Upon completion of any electrical renovation work, you are to apply to SPSL for testing through your LEW

Electrical works that require a permit

Flats without higher electrical loading will require an HDB permit to install new 15amps power points for air-conditioners or other higher capacity equipment/ appliances.

Types of Electrical Work	Subject to the Following Guidelines/ Conditions
New 15amps power point or 20amps isolator	Flats provided with 30amps main switch:
Note: <ul style="list-style-type: none">• Appliances with electrical rating exceeding 15amps power is not allowed• 20amps isolator is only allowed for air-conditioner installation	<ul style="list-style-type: none">• No embedding of wiring (housed in metal/ high impact PVC conduit) in RC slab, beam, column, wall, in wall plaster or other finishes• Submit the <u>SPSL Form CS/5H</u> endorsed by HDB to SPSL for testing of the new wiring

Electrical works that do not require a permit

The tables here show the types of electrical work which do not require a permit from HDB. They are, however, subject to guidelines and conditions.

Types of Electrical Work	Subject to the Following Guidelines/ Conditions
New 15amps power point/ 20amps isolator	Flats provided with 40amps main switch and flats upgraded under MUP/ Home Improvement Programme (HIP):
Note:	
<ul style="list-style-type: none">Appliances with electrical rating exceeding 15amps power is not allowed20amps isolator is only allowed for air-conditioner installation	<ul style="list-style-type: none">No embedding of wiring (housed in metal/ high impact PVC conduit) in RC slab, beam, column, wall, in wall plaster or other finishesSubmit the <u>SPSL Form CS/5H</u> endorsed by HDB to SPSL for testing of the new wiring
Additional lighting points/ fan points/ 13amps power points or extension of wiring/ rewiring	<ul style="list-style-type: none">No embedding of wiring (housed in metal/ high impact PVC conduit) in RC slab, beam, column, wall, in wall plaster or other finishesSubmit the <u>SPSL Form CS/5H</u> endorsed by HDB to SPSL for testing of the new wiring
Covering of wiring with PVC trunking	<ul style="list-style-type: none">No restriction on the number of auxiliary items installed, but subject to the limitation of the existing main switch rating
Encasement of surface wiring in metal/ high impact PVC conduit	
Alteration/ addition of:	
<ul style="list-style-type: none">Residual Current Circuit Breaker (RCCB)Earth Leakage Circuit Breaker (ELCB)Miniature Circuit Breaker (MCB)Socket outletMain switch etc.	
Installation of auxiliary items	
Installation of ceiling fan	<ul style="list-style-type: none">Weight of the fan should not exceed 6kgClear height from the finished floor level to fan blades of at least 2.4mHardened steel expanding bolt should not exceed 8mm in diameter and penetration depth of steel plug should not exceed 40mm
Installation of exhaust fan	<ul style="list-style-type: none">Installation is only allowed in bathrooms

- Installation is not allowed at other locations such as the kitchen, service yard, balcony or bedrooms
- Power points should not be installed within bathrooms/ toilets, which is classified as a wet area under the Singapore Standard SS 638 Code of Practice for Electrical Installations

Television points

Types of Electrical Work

Alteration/ extension of existing television points

Subject to the Following Guidelines/ Conditions

- The original television points provided cannot be tampered with and must be left accessible for future maintenance
- Any alteration and extension of the original television points are to be carried out by a licensed StarHub Cable Vision (SCV) installer
- SCV may refuse to connect the flat's altered/ modified TV points to their network if the work was carried out by an unlicensed installer
- For further enquiries, please approach SCV.

Water heater, washing machine, electrical oven/ cooker unit

Types of Electrical Work

Water heater

Installation of instantaneous/ storage water heater

Washing machine

Installation of washing machine with/ without heater

Electric oven/ cooker unit

Installation of electric oven or cooker unit (such as induction plate cooker, etc.)

Subject to the following Guidelines/ Conditions

For flats provided with 30amps main switch:

- Consumption of individual appliance should not exceed 3kw for instantaneous water heater, washing machine with heater, electric oven, oven, and cooker unit
 - Consumption of appliance should not exceed 1.5kw for storage water heater
 - No restriction on the number of appliances installed but subject to the limitation of existing main switch rating
 - Submit the SPSL Form CS/5H endorsed by HDB to SPSL for testing of new wiring
- For flats provided with 40amps main switch and flats upgraded under MUP/ HIP:

- No restriction on the number of appliances installed but subject to the limitation of existing main switch rating and the rating of appliances not exceeding 15amps power point
- Submit the SPSL Form CS/5H endorsed by HDB to SPSL for testing of new wiring

Air-Conditioner Installation Works

HDB blocks completed on/ after 1 January 1994 or have undergone the Main Upgrading Programme (MUP)/ Home Improvement Programme (HIP) are provided with higher electrical loading of 40amps main switch.

You need not apply for a permit from HDB to install an air-conditioner or higher capacity electrical equipment/ appliances if your flat is provided with higher electrical loading. You may check the electrical loading of your HDB block if you are unsure.

General conditions for air-conditioner installations

You are responsible for the proper installation, safety, and stability of your air-conditioner (casement/ window unit/ split type).

- Air-conditioners must be installed by a BCA trained air-conditioner installer
- Submit the SP Services Ltd (SPSL) Form CS/5H endorsed by HDB to SPSL for testing of any new wiring
- You need to submit an installation report (PDF, 83KB) to the HDB Branch managing your flat within 14 days after installation.
- The air-conditioner ledge is to be used strictly for placing the air-condensing unit only

Technical requirements

- Method of installation/ location of air-conditioner window unit and split type air-condensing unit (including the condensed water discharge pipe) must be according to the approved location and method of installation (you may verify with the HDB Branch managing your flat for the approved location and appropriate installation method)
- All piping for the air-conditioner must be run internally

- Air-conditioner units (casement/ window unit/ split type) cannot be located along the common corridor
- You are to ensure the air-conditioner installer insulates all air-conditioner pipes joints to prevent condensation/ dripping of water
- Condensation water must be properly discharged into a nearby floor trap in your flat
- Before the installation of your air-conditioner unit, you and your installer must verify that the total running current of your air-conditioner units do not exceed the approved electrical rating
- Air-conditioner units (casement/ window unit/ split type) must not cause any vibration in the building
- Rubber padding should be provided at the base of the air-conditioner condensing unit (ACU)
- No hacking of holes or openings through existing reinforced concrete structures within the unit
- No embedment of air-conditioner pipe in reinforced concrete slabs, columns or beams
- For pre-cast facade with tiles, a single opening of 50mm x 50mm per panel for the running of refrigerant pipe is allowed, however you should ensure that your air-conditioner installer checks the wall tiles surrounding the opening for bolts and refrigerant pipes, any delaminated tiles will have to be removed
- The air-conditioner installer has to ensure that precautions are taken during the installation for public safety
- If you wish to have an air-conditioner unit installed in your living room where an existing gas pipe passes through, you must engage a licensed gas service technician to check that the gas pipes/ installation complies with the Code of Practice (CP) 51, clause 7.2.7, 'pipes in enclosed or unventilated areas' before proceeding with the installation

Maintenance

- You must maintain the external wall face free from stains at all times at your own expense
- Perform regular maintenance in your air-conditioner to avoid causing any inconvenience or nuisance to your neighbours
- You should attend to any nuisance when it arises. Otherwise, HDB will ask you to stop using or to remove the air-conditioner

Town Council's conditions

The Town Council has imposed the following conditions for flats which have an air-conditioner installed on their air-conditioner ledge.

- Do not tamper with the air-conditioner ledge
- Ensure that air-conditioner ledge is kept clean and free of obstruction at all times
- Grant HDB, Town Council, other Government authorities and their authorised persons access into your flat to facilitate necessary checks on the air-conditioner ledge if the need arises

Flats provided with a 30 amps main switch

Check for the requirements and guidelines if your flat is provided with a 30 amps main switch.

Types of Electrical Work	Permit Required?
Installation of air-conditioner (casement/ window unit/ split type) using an existing approved 15 amps power point or 20 amps isolator provided by flat owner or HDB	No
Installation of air-conditioner (casement/ window unit/ split type) using new 15 amps power point or new 20 amps isolator	Yes. You need to <u>apply for an electrical permit</u> for a 15 amps power point/ 20 amps isolator before you can have the air-conditioner installation carried out

Guidelines governing the installation

Flat Type	Maximum Total Running Current Allowed	Air-Conditioner Condensing Unit - Maximum Allowed Weight
1/ 2-room	5.00 amps	80kg
3/ 4/ 5-room/ Executive Maisonette/ Multi-Generation	8.50 amps	80kg
Executive Apartment (with 4 bedrooms)	8.50 amps	80kg
Executive Apartment (with 5 bedrooms in converted block)	11.00 amps	80kg

Flats provided with a 40 amps main switch and flats upgraded under Main Upgrading Programme (MUP)/ Home Improvement Programme (HIP)

While this category of flats do not require a permit to carry out installation works, you should still familiarise yourself with the guidelines in place.

Types of Electrical Work	Permit Required?	Guidelines Governing the Installation
Installation of air-conditioner (casement/ window unit/ split type) using existing approved 15 amps power point or 20 amps isolator provided by flat owner or HDB	No	<ul style="list-style-type: none">• The running current of air-conditioner should be restricted by a 20 amps double pole (DP) isolator or 15 amps power point• A maximum of 2 split-type air-conditioner condensing units can be installed• The maximum weight allowed is 110kg per wall panel regardless of whether the installation is on the external wall or air-conditioner ledge• For wall mounted air-conditioner condensing units, each wall panel is allowed to have only 1 air-conditioner condensing unit
Installation of air-conditioner (casement/ window unit/ split type) using new 15 Amps power point or new 20 Amps isolator	No	

DBSS Flats

Design, Build and Sell Scheme (DBSS) flats are built by private developers with each development characterised by unique external features. In addition to the general renovation guidelines, flat owners need to follow these guidelines to help maintain the development's aesthetics.

These guidelines are also made known to flat owners when they book the flat and near key collection, through documents such as the Sales and Purchase Agreement and Residents' Handbook. Refer to the table below for renovation guidelines applicable to your DBSS flat.

DBSS Site	Guidelines for Renovation
The Premiere @ Tampines	View renovation guidelines (PDF, 293KB)
City View @ Boon Keng	View renovation guidelines (PDF, 1MB)
Parc Lumiere @ Simei	View renovation guidelines (PDF, 993KB)
Park Central @ Ang Mo Kio	View renovation guidelines (PDF, 2MB)
Natura Loft @ Bishan	View renovation guidelines (PDF, 672KB)
The Peak @ Toa Payoh	View renovation guidelines (PDF, 6MB)
Adora Green @ Yishun	View renovation guidelines (PDF, 658KB)
Centrale 8 @ Tampines	View renovation guidelines (PDF, 3MB)
Belvia @ Bedok	View renovation guidelines (PDF, 415KB)
Lake Vista @ Yuan Ching	View renovation guidelines (PDF, 916KB)
Parkland Residences @ Hougang	View renovation guidelines (PDF, 402KB)
Trivelis @ Clementi	View renovation guidelines (PDF, 691KB)
Pasir Ris One @ Pasir Ris	View renovation guidelines (PDF, 538KB)

You can refer to other information under the same package 'Home Renovation' for further details.

RECOMMENDED

Change in Flat Ownership (Not Through a Sale)

If you wish to change ownership of your flat without a sale (i.e. without monetary consideration), find out more about the types of ownership changes and the eligibility conditions.

Building Works

Guidelines for building works are in place to ensure that the structural integrity of your flat is not compromised.

Looking for Renovation Contractors

Use our e-Service for the DRC Contractors and BCA Approved Window Contractors.

Acquiring Private Property

Get an overview of the eligibility conditions and procedures for purchasing private residential property as an existing HDB flat owner.

Applying for Approval

You need to engage a contractor listed in the Directory of Renovation Contractors (DRC) for all renovations in your flat. Other types of works that require you to engage an appropriately licensed person include:

Water service and sanitary works	Have to engage a <u>Public Utilities Board (PUB) Licensed Plumber</u>
Gas service works	Have to engage an <u>Energy Market Authority (EMA) Licensed gas service worker</u>
Windows	Building Construction Authority (BCA)'s approved window contractor <u>listed with HDB</u>
Electrical Installation	Electrical worker licensed by the <u>Energy Market Authority (EMA)</u>

* From 1 April 2018, only PUB licensed plumber will be allowed to install, fix and maintain plumbing systems for water service and sanitary works. You can engage a handyman (without PUB license) for simple plumbing works. For more information, please refer to PUB website.

General renovation

Find out about our general renovation guidelines, including applying for permits and engaging contractors listed in the Directory of Renovation Contractors.

Some types of renovation, such as those outlined in the guidelines for building and sanitary work, require a permit from HDB. You should only commence your renovation after obtaining the permit for these works. If the renovations do not require a permit, you would still need to comply with the set guidelines for the work otherwise they will be considered as unauthorised work.

HDB will require you to discontinue, correct, or remove such unauthorised work and reinstate your flat to its original condition. If the work is allowed to be retained, you will have to pay an administrative fee.

You need to authorise your renovation contractor to submit an electronic renovation application on your behalf. Your contractor is required to attach a copy of the acknowledgement form duly signed by you during the submission of the renovation application. An SMS notification will be sent to you once we receive the submission.

Login to My HDBPage under 'My Flat > Purchased Flat > Renovation', to view your renovation permit once it has been granted.

Scanning of layout plans, elevations, sections or details of the proposed work may need to be submitted, if your renovations involve the removal or repositioning of fittings, demolition or construction of walls. Use the Purchase of Residential Floor Plan e-Service to purchase floor plans for your flat. Alternatively, you can approach the 'Sale of Architectural Plan' counter, at the 3rd storey atrium of HDB Hub (next to Payment Counter).

Electrical work and air-conditioner installation

Engage an EMA licensed electrical worker for all electrical work and a BCA trained air-conditioner installer for air-conditioners.

Certain types of electrical work require a permit from us before they can be carried out, such as those outlined in the guidelines for electrical work. For those electrical works that do not require a permit, you would still need to comply with the stipulated guidelines/ conditions when carrying out the works. If the works are found carried out without complying to the guidelines, they will be treated as unauthorised works.

If you are planning to install air-conditioner in your flat, you are advised to check the guidelines for air-conditioner installation works before proceeding with the installation works.

Your Licensed Electrical Worker (LEW) may apply for the Electrical/ Air-Conditioner Installation Permit on your behalf. You may only proceed with your electrical works and/ or air-conditioner installation works after obtaining the necessary permit.

Work that requires a Qualified Person (QP)

Certain renovations require you to engage a Qualified Person (QP) to certify/ supervise the work in your flat. Refer to the Professional Engineers (PE) Board website for the list of QP.

Replacement of safety barrier

Some HDB flats have safety railings or safety barrier integrated with $\frac{3}{4}$ and full height windows. These barriers are installed for the safety of residents and are designed to withstand horizontal loading as prescribed in British Standard (BS) 6399: Part 1 - Loading for buildings.

Flat owners are strictly not allowed to remove these barriers unless they are damaged.

For damaged safety barrier integrated with $\frac{3}{4}$ and full height windows which requires replacement, flat owners may adopt BCA's approved standardised window designs which can be obtained from [BCA's website](#). This is subjected to the following conditions:

- a. the replacement works must be carried out by Licensed Builders (LB) or Approved Window Contractors (AWCs) with trained window installers (TWIs) who have completed the course "Module on replacement and reinstatement of safety barriers integrated with windows" conducted by BCA;
- b. the replacement works must satisfy the objective and performance requirements set out in the Fifth Schedule relating to the safety of windows, safety from falling, use of glass at height and any other requirement in these Regulations; and
- c. the LB or TWI is to submit a certification of completion of work declaring that the replacement works have been carried out in accordance with the standardised designs, and to be submitted to the BCA's Commissioner of Building Control within 14 days of work completion.

The LB or AWC that flat owners engaged will assess the existing condition of the window before advising if the BCA's standardised window designs can be adopted for the replacement.

For safety barrier integrated with $\frac{3}{4}$ and full height windows where BCA's approved standardised window designs cannot be adopted for the replacement, or damaged safety railing that requires a replacement, you will need to engage a PE (Civil) to design for the window or railing replacement and the following would have to be complied:

- a. A Qualified Person (QP) who is a Professional Engineer (PE) in civil or structural engineering must be engaged to:
 - a. Design and/ or certify the lateral loading of the replacement works
 - b. Submit structural calculations and drawings to BCA for regulatory plans approval through the Construction and Real Estate Network (CORENET)
 - b. Upon approval of the plans, the flat owner(s), the QP supervising the works, and the Licensed Builder (LB) carrying out the replacement of the safety barrier works must jointly apply for a permit from BCA to commence structural works

- c. Your appointed AWC has to submit BCA's 'Permit to commence structural work' along with the approved drawings to HDB to obtain a renovation permit before commencement of the replacement works.

Demolition of non-load bearing reinforced concrete (RC) elements (E.g. stiffeners, lintols and hangers etc.)

Engaging a QP to inspect and supervise the demolition works will help to ensure that no load bearing RC structural elements (e.g. columns, beams, slabs and walls) are damaged in demolition process. We will let you and your renovation contractor know about the need to engage a QP for demolition works once we receive your renovation application.

Note:

- The list here of works requiring the engagement of a QP is not exhaustive
- You and your renovation contractor will be informed if your proposed renovation requires the engagement of a QP

Enclosure of Interaction Balcony (E.g. Installation of windows, awnings)

Some HDB flats come with interaction balcony. Flat owners who intend to enclose the interaction balcony with windows and/or awnings are required to note the following requirements:

- You are required to engage a Qualified Person (QP) or Professional Engineer (PE) for Civil or Structural works to submit a building plan to SCDF for approval. Do note that this is a requirement under SCDF's Fire Safety Regulations
- HDB will proceed to grant the renovation permit after SCDF's approval is obtained. You can refer to [SCDF's website](#) for more information. The list of QP and PE is also available in SCDF's website.

Purchase of floor plan

HDB will have to conduct an evaluation for certain types of renovations such as demolition of walls. Renovation contractors are to submit to HDB, the flat's floor plan showing the proposed work, together with the electronic application for renovations.

You can use the floor plan of your flat given to you in the Sales Brochure during the flat selection.

Otherwise, you will have to buy a copy of the floor plan at \$5 through:

- [Purchase of Residential Floor Plan e-Service](#)

- HDB Hub, Sale of Architectural Plan Counter (3rd storey atrium, next to the payment counter)
- A self-service kiosk at any HDB Branch

Charges for debris removal services

Your Town Council may provide this service.

You or your appointed contractor from the Directory of Renovation Contractors (DRC) can check with your Town Council if they provide debris removal services for renovation of newly completed HDB flats. Do also enquire about the charges imposed for these services.

Important Information

Here is an overview of some of the more important points to take note of when planning your renovations.

- Engage only contractors from the Directory of Renovation Contractor (DRC) to carry out the renovation, including those works that do not require HDB's approval
- All demolition and hacking of walls (be it partial or complete) require HDB's prior written approval. The approval ensures that any proposed demolition/ hacking work will not affect the structural integrity of the building and compromise public safety. If the structural integrity of the building is affected, it may potentially endanger the safety of your household and your neighbours
- Do not instruct workers or any person to carry out demolition/hacking works that have not been approved by HDB in writing
- Comply strictly with the permitted time stipulated by HDB so as not to inconvenience your neighbours

You may face prosecution for failure to engage contractors from Directory of Renovation Contractor (DRC) or if you are found to have contravened any of the Housing and Development (Renovation Control) Rules, such as carrying out unauthorised demolition or hacking works.

Responsibilities of flat owners

You are responsible for the renovations in your flat and have to ensure that your contractor carries out all works in line with HDB guidelines. The Housing & Development (Renovation Control) Rules 2006 require that you only engage contractors from the Directory of Renovation Contractors to carry out renovations in your flat.

The following offences, upon conviction, can lead to a fine of up to \$5,000 and other penalties:

Party Involved	Offences
Flat owner	Did not engage a contractor from the Directory of Renovation Contractor to carry out the renovations and/ or breach HDB's renovation rules/ guidelines.
Contractor from the Directory of Renovation Contractors	Breach HDB's renovation rules/ guidelines
Contractor not listed in the Directory of Renovation Contractors	Carry out renovations or hold himself out as a contractor from the Directory of Renovation Contractors

Housing & Development (Composition of Offences) Rules 2006

The Housing & Development (Composition of Offences) Rules allow HDB to compound offences committed under the Housing & Development Rules. If the offenders fail to pay the composition sum, they will be prosecuted in Court.

Timings for carrying out renovations



You or your renovation contractor should:

- Inform your neighbours staying within a radius of 2 units at least 5 days in advance before renovations begin with **written notice**. Do remind your contractor to put up the Notice of Renovation outside your flat early and throughout the renovation period.
- Only carry out renovation work between the stipulated timings below.

ASK MYNICEHOME: HOW SHOULD I PLAN FOR MY HDB RENOVATION?

Permitted timings for HDB renovation works

Please observe the permitted timings to minimise any disturbance and inconvenience to your neighbours.

TYPE OF WORKS	✓ ALLOWED ON	✗ NOT ALLOWED ON
 General Renovation e.g. Plastering, painting, and laying of floor screed	Monday – Saturday 9am – 6pm	Sundays and Public Holidays
 Restricted Renovation e.g. Demolishing of walls, removing of wall/ floor finishes, and cutting of tiles	Monday – Friday 9am – 5pm	Saturdays, Sundays, all Public Holidays, and the eves of: <ul style="list-style-type: none">• New Year's Day• Chinese New Year• Deepavali• Hari Raya Puasa• Christmas Day

my nice home
by HDB

www.mynicehome.gov.sg

- If you plan to carry out DIY (Do-It-Yourself) works, do limit it between 7:00am and 10:30pm, and keep noise to a minimum.
- When possible, close the main door of your flat while works are ongoing, to help reduce noise disturbance to your neighbours and do remember to inform them in advance of any works that may generate noise.

Use of tools

Your renovation contractor can only use 2 handheld power tools approved by HDB (PDF, 76KB) or their equivalent at a given time. Such work must be completed within 3 consecutive days.

Use of pre-packed material

Pre-packed screed is to be used for the laying of floor finishes in your HDB flat, while pre-packed plaster is to be used for wall finishes.

Pre-packed material (e.g. screed, plaster, etc.) is pre-blended to the required proportions at the factory, and ready to be used on site after adding water. This method saves time and improves productivity. It is also cleaner, since workers need not prepare additional materials on site.

Completion of renovation work

Any renovation works you have planned for must be completed within 1 month for existing blocks and 3 months for newly completed blocks, from the date the renovation permit is granted. Please immediately inform the HDB Branch managing your flat immediately once your renovations are completed.

Mitigating disputes

When engaging a renovation contractor, you should discuss matters like pricing, work schedule, and quality to reach a clear understanding. If you are dissatisfied with the work delivered, and both parties cannot resolve it satisfactorily, you may seek the assistance of CASE or the Small Claims Tribunals. Alternatively, you may seek remedy through court proceedings.

You may refer to CASE's Consumer Guides for some tips when looking for a contractor.

Advisory on crime prevention for flats undergoing renovation

- Use good quality close-shackled locks to secure the flat; do not use number locks
- Do not leave home appliances in your flat during the renovation period
- Arrange for the delivery of appliances once you have moved in and renovations are completed

You can read up more about crime prevention from the Singapore Police Force and National Crime Prevention Council.

Repairs carried out by HDB or Town Council

In the event that HDB or the managing Town Council carries out any repair to your flat, you shall remove any renovation works and/ or fittings/ fixtures, to facilitate the repair work and reinstate them if necessary at your own expense.

Examples of disallowed renovation works

HDB regulates the types of renovations carried out in HDB flats. Some require a permit from HDB, while others do not. You should take time to read through our renovation guidelines before you start your renovation.

Some renovations are not allowed because they:

- Overload the structure which may affect the building's integrity and safety
- Affect the external facade/ form of the building or public safety
- Create public nuisance, pose a fire hazard, or intrude into public space
- Infringe lease agreement and other statutory regulations or requirements

In addition, you are advised to check for any specific renovation guidelines for your flat through [My HDBPage](#).

Examples of disallowed building works

- Hacking and removal of structural members such as reinforced concrete wall, columns, beams, slabs, and staircases within executive maisonettes, etc.
- Excessive overloading of the floor slab with more than 150kg for every metre square of floor area
- Plastering of ceilings
- Partitioning with combustible or toxic emission materials (e.g. plywood, plastics, asbestos)
- Raising of floor level exceeding the allowed thickness of 50mm (inclusive of floor finishes) using concrete
- Extending floor area by covering over void areas (e.g. covering over void areas within maisonette flats or loft units)
- Repositioning or enlarging chute opening
- Painting external part of the building (e.g. common corridor walls and ceilings)
- Installing awning or other fixtures outside flat
- Laying floor finishes outside entrance door without having recess area or step
- Removal of pitched roof ceiling (be it partial or complete) at topmost floor unit as it is part of the building's roof system
- Change of use of planter box

Examples of disallowed sanitary and plumbing/ gas works

- Constructing water tank in the bathroom other than using ready-made (e.g. fibreglass) long baths

Examples of disallowed window/ door/ grilles works

- Installing casement windows where the flat's facade is facing the common corridor
- Replacement of full height windows or 3/4 height windows or bay windows
- Removal or tampering of safety railings/ grilles (internal and external) originally provided by HDB/ developers installed in the flat and/ or at the sold recess area

- Removal or tampering of safety railings/ grilles (internal and external) installed in the flat and/ or at full height windows (including 3/4 height and bay windows located at utility room, space adding item) during the Main Upgrading Programme (MUP)
- Partial or total enclosure including installation of solid metal external grilles at planter box. No permanent sealing of planter box
- Installation of overhead grilles (i.e. caging up) at interaction balcony
- Relocation of sliding door at the balcony where window installation is not allowed
- Removal or replacement of sliding door different from the one originally provided at the balcony, where window installation is not allowed
- Placement of reflective film over existing window glass panels resulting in daylight reflectance exceeding 20%

Examples of disallowed air-conditioner installation works

- Partial or total enclosure including installation of external grilles on air-conditioner ledge
- Change of use of air-conditioner ledge

Examples of disallowed works for open terrace at loft units and open balconies

- Partial or total enclosure

General terms and conditions

The general and technical terms and conditions apply to renovation carried out in HDB flats.

When is a permit required?

- Certain types of works can only be carried out with HDB's prior written approval
- Approval is given in the form of a permit before starting on the works
- Failure to obtain the permit will mean that the work is unauthorised and HDB can ask you to reinstate your flat to its original condition
- Examples of the common types of work in HDB flats which require HDB's approval are set out in the guidelines
- For special precincts (e.g. DBSS flats) with unique designs and special features, you must comply with additional specific renovation guidelines pertaining to your precinct, view these specific guidelines on [My HDBPage](#).
- You must open a Utilities Account (water and electricity) for a new flat with SP Services Ltd before a renovation permit can be granted
- For renovation items which do not require a permit, you are still required to comply with the guidelines governing these items
- If the work does not comply with the stated guidelines, it will be treated as unauthorised work and HDB can ask you to remove and reinstate your premises to its original condition or that of the guidelines stated

- Where renovation items are not reflected in the renovation guide or where the measurement and technical details of the proposed work differ from that stated in the renovation guide, you need to seek HDB's approval before starting the works
- You are to strictly observe and adhere to the terms and conditions, technical conditions, and guidelines issued by HDB for such work
- If you fail to follow the required guidelines, HDB can revoke the permit granted for the work, and you will be required to reinstate the premises to its original condition

Timings for carrying out renovations

- For newly completed blocks, the approved renovations must be completed within 3 months from the date of the permit
- For existing blocks, the approved renovations must be completed within 1 month from the date of the permit
- If you are only carrying out window works, the approved renovations must be completed within 2 weeks from the date of the permit
- General renovations should only be carried out between 9:00am and 6:00pm on weekdays and Saturdays. No renovations are allowed on Sundays and Public Holidays. Please observe the time restrictions to minimised any disturbance and inconvenience to the neighbours
- Restricted renovations such as demolishing of walls, removing wall/ floor finishes, cutting of tiles and heavy and excessive drilling works, etc. can only be carried out between 9:00am and 5:00pm on weekdays only. Such works are not allowed on Saturdays, Sundays, Public Holidays and the eves of New Year's Day, Chinese New Year, Deepavali, Hari Raya Puasa and Christmas Day
- At any given time, only 2 of the handheld power tools approved by HDB (PDF, 76KB) or their equivalent can be used
- Renovation contractors cannot take more than 3 consecutive days to demolish walls and/ or remove wall and/ or floor finishes

Payments and charges

- You are to only engage a contractor from the Directory of Renovation Contractor for the approved work and bear all charges and cost thereof
- HDB is not a party to the private agreement between you and your contractor
- Any dispute between yourself and contractor shall be settled without reference to HDB
- You are to pay for the haulage and debris removal services provided by the Town Council, where applicable

Supervision

Execution of work

- You are responsible for the renovation in your flat
- You must ensure that the work carried out by your renovation contractor is in line with HDB's guidelines
- After getting the renovation permit from HDB, you and your renovation contractor must display the Notice of Renovation outside the flat until all the renovations are completed
- Try not to carry out any Do-It-Yourself (DIY) works involving drilling and hammering from 10.30 pm to 7.00 am as these generate noise which may disturb your neighbours. Do inform your neighbours beforehand if you are unable to keep within these times

Removal of renovation debris

- Where debris removal services are provided, the renovation debris must be packed and placed neatly (so as to cause no obstruction) at Town Council's designated sites or as instructed by your Town Council
- You are to ensure that your renovation contractor remove and dispose the debris at National Environment Agency (NEA)-approved site, if your Town Council does not provide a debris removal service
- For placement of skip tank in the common area, please approach the respective Town Councils for their approval. For use of HDB car parks/ lots for the placement of skip tanks, you may write to us on your request or approach our Branch office (by appointment only) to check on the availability and for the permit. Please note that placement of skip tank in HDB car parks without a valid permit is an offence and repeat offenders may face Court action and can be fined up to \$2,000 per offence upon conviction.
- You or your renovation contractor must not throw the renovation debris down the refuse chutes or wash it down the WC squat pan or floor trap. Any resulting choke or damage will have to be cleared and repaired at your expense
- You or your renovation contractor must not discharge or allow the discharge of waste water, terrazzo slime, or any building debris into the sewage system, onto the staircase, passageway and pneumatic waste conveyancing system (PWCS)

Approval and supervision from other authorities

- Prior written approval must be obtained from Power Gas Pte Ltd and SP Services Ltd for any alterations or extensions of the gas service pipes and for electrical installation and alterations respectively
- You and your renovation contractor must at all times fully comply with any law, by-law, rules and regulations governing the works and any related matters made by

other Competent Authorities including but not limited to Ministry of Manpower (MOM), Building Control Authority (BCA), Urban Redevelopment Authority (URA), the Fire Safety and Shelter Department (FSSD), National Environment Agency (NEA), Public Utilities Board (PUB), Energy Market Authority (EMA) and SCDF

- For the handling of hazardous substances, your renovation contractor must fully comply with all existing legislative requirements, and put in place reasonable measures to ensure that the safety and health of workers and residents (including members of public) are not adversely affected by the work
- HDB and the Town Council reserve the right to control and give directions in the course of the work

Indemnity

- You are to indemnify and keep HDB indemnified at all times against all claims and proceedings for any damage or destruction of property, injury or death of any person, costs and expenses whether or not due to any act neglect or default and howsoever arising from, in connection with or consequent to the execution of the work
- You are to further indemnify and keep HDB indemnified at all times against any losses, costs, charges, expenses, and damages which may be incurred or payable by HDB whether or not due to any act neglect or default and due to, arising from or in connection with the execution of the work

Variation of terms and conditions

- HDB reserves the right to vary the terms and conditions contained here as and when we believe it necessary
- Any approval granted shall be subject to the prevailing terms and conditions
- You are to observe and comply with such other rules and regulations set by HDB and the Town Council from time to time, in relation to the execution of renovation works in HDB flats

3-year restriction period on removal of toilet wall and floor finishes

A waterproofing membrane is laid on the cement screed before laying floor finishes in toilets. This prevents water from leaking through the floors into the ceiling of the flat immediately below. The toilet floor and wall finishes provided by HDB/ developer must not be replaced for a period of 3 years from the completion date of the block for this reason. You can, however, lay new toilet floor finishes over the existing floor finishes using adhesives.

Technical terms and conditions

The terms and conditions provided are intended to be followed as technical requirements for the various renovation work types listed here.

Floor

1. Pre-packed waterproofing screed and waterproofing membrane must be used in bathrooms/ toilets before laying new floor finishes. Membrane should be upturned (minimum 150mm) against the walls, kerbs, and pipes [Note: Pre-packed material is pre-blended to the required proportions at the factory, and ready to be used on site after adding water]
2. Pre-packed waterproofing screed must be used before laying new floor finishes in the kitchen and open balcony. Waterproofing membrane must be provided around the sanitary stacks for an area of a 400mm radius
3. UPVC floor trap grating with long collar must be used at the floor traps when carrying out replacement of floor finishes
4. You and your renovation contractor must conduct a water test on the bathroom/ toilet upon completing the replacement of floor finishes
5. From 1 June 2015, pre-packed screed must be used for renovation at 'dry areas' such as the living/ dining rooms, bedrooms, storeroom, household shelter, etc. Under HDB's Material List, you may find a list of recommended suppliers for pre-packed floor screed and its performance requirement [under Architectural > /Rendering /Screeding].

Wall

Wall Finishes

From 1 June 2015, pre-packed material must be used for plastering of wall finishes. It is pre-blended to the required proportions at the factory, and ready to be used on site after adding water.

When inserting mechanical mountings into walls, all fasteners/ connectors (e.g. screws, nails, bolts, etc.) used must not exceed 6mm in diameter and 40mm in penetration depth, for all types of flats.

Flats with Ferrolite Partition Walls


Some new flats are installed with Ferrolite Partition Walls, which are more eco-friendly and typically used as partition walls for bedrooms. The walls comprise 2 concrete panels with a sound insulation core and are connected to the ceiling or beam using steel angle plates. Any renovation that requires removal and hacking of such walls must be carried out by contractor from the Directory of Renovation Contractors and with HDB's prior approval.

Installing shelves, wall cabinets and other fixtures

Ferrolite Partition Walls can withstand up to a maximum of 50kg load per bolt, depending on the type of anchor bolts used. You and your contractor must ensure that the appropriate type of anchor bolt is used when installing heavy objects such as wall mounted cupboards or cabinets. The overall length for any bolts used for installation

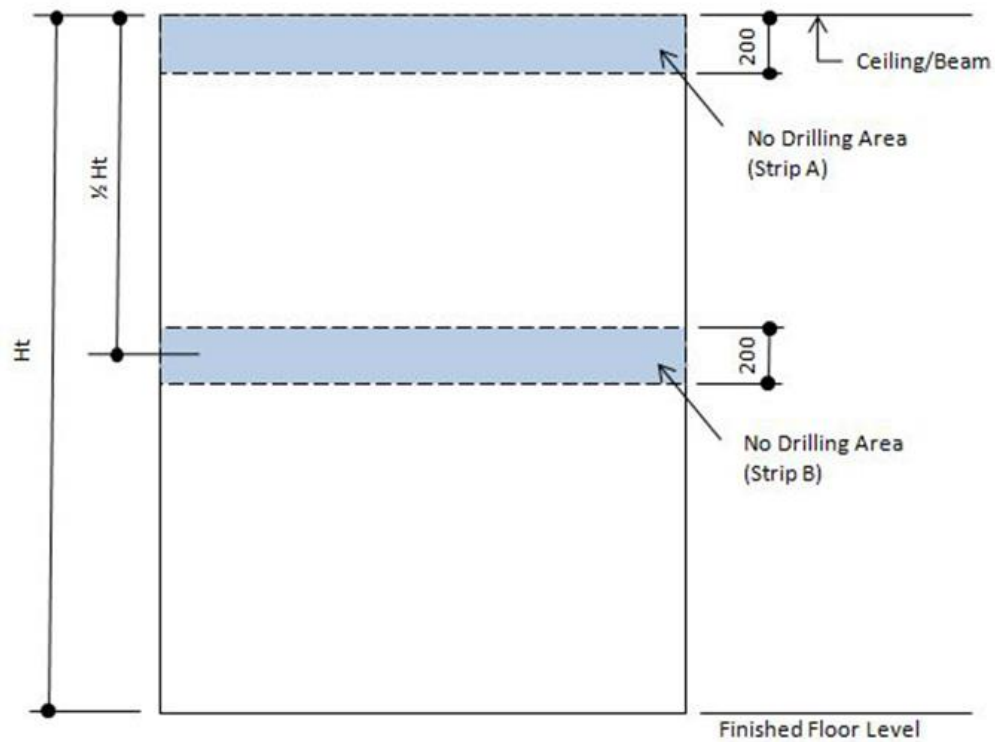
should not exceed 50mm. Adequate support must be provided if the load is heavier than 50kg. Take care not to damage any concealed electrical cables when drilling into the wall.

Note that the minimum spacing for bolts installation should not deviate from the manufacturer's requirement. The method of installation for the fixture should be as stated in the Manufacturer's Specifications and Guidelines:

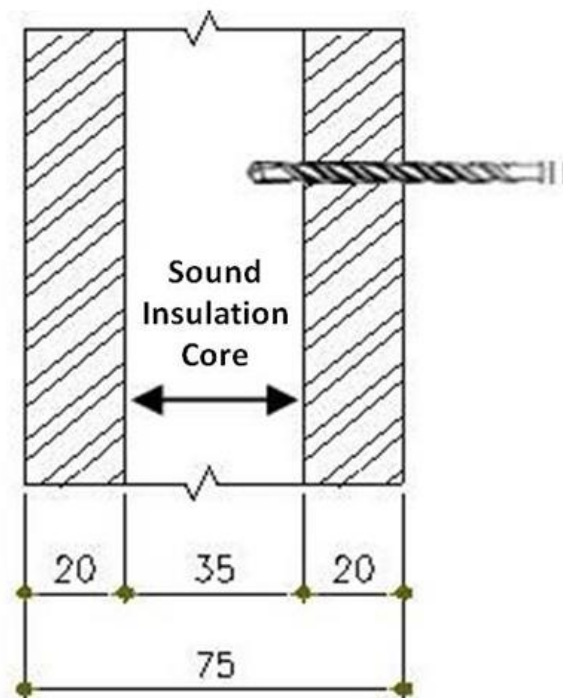
Recommended Types of Anchor Bolts	Maximum Load (Per Bolt)	Example
Steel cavity anchor	20kg	
M10 galvanised anchor rod with compatible Mesh sleeves and injection mortar	50kg	

Exercise care during drilling

It is important not to drill holes within 200mm vertically below ceilings or beams (Strip A) when drilling into walls. This will avoid damaging the connecting angle plates. Care should also be taken when drilling within 200mm of the strip in the middle of the wall (Strip B) to prevent damaging the connecting steel plates. See the following figure for details:



It is important not to use excessive force when drilling into Ferrolite Partition Walls because of the sound insulation core. The drill penetration depth must be limited to about 22mm. See the following figure for details:



For flats with concealed electrical wiring originally provided by HDB, please refer to our [sketch](#) (PDF, 707KB) before carrying drilling into the walls with concealed electrical wiring.

Construction of opening at party wall between 2 flats

In the event of a written demand by HDB or the transfer of interest in the flat by the flat owner, the owner should reinstate the party wall between the flats to the original position within 1 month from the date of the letter of demand or before the completion of the transfer of the flat, whichever is earlier. The cost of the wall construction will have to be borne by the flat owner.

DBSS flats provided with concealed gas pipes

1. The as-built layout plan provided by the developer should only be used as a guide
2. Flat owners/ renovation contractors are advised to engage a Licensed Gas Service Technician to confirm the exact location of the concealed gas pipes before carrying out any work
3. Any ramsets/ nails/ screws should be located away from the concealed gas pipes

Window

Only [BCA Approved window contractors](#) listed with HDB can carry out installation/ replacement of windows in HDB flats, as of 1 October 2004. You and your contractor

need to comply with the minimum safety requirement when carrying out installation/replacement of windows in HDB flats.

Window grilles on recessed window ledges

You are responsible for:

- Cleanliness of the space between the window grilles and the sliding window
- Proper installation, stability, and maintenance of the window grilles

Refuse chute

You will have to rectify the defect at your expense, if there are leakages in the walls after modification.

Home Fire Alarm Device

From 1 June 2018, all new homes and existing homes which undergo fire safety works will be required to install a Home Fire Alarm Device (HFAD). Under this new requirement in the Fire Code, HFADs installed should be automatic smoke detectors. A HFAD will give occupants early warning in the event of a fire, so that they can take the necessary action to extinguish the fire or evacuate safely before the fire escalates.

The installation of HFADs is mandatory for all renovations with fire safety works. The types of fire safety works includes:

- a) Replacement of fire rated main door,
- b) Renovation and enclosing of recess area, and
- c) Enclosing of interaction balcony within an atrium (Lodgement to FSSD is currently required by PE/QP).

Even though the installation of HFADs is not mandatory for other existing home owners, SCDF strongly encourages them to install HFADs to improve fire safety in their homes. For more information on HFADs, you may wish to refer to [SCDF's website](#).

For Our Seniors

We want to help make retirement a stress-free affair for you. Here are some options to assist you in planning for it so you can have peace of mind in your golden years.

Seniors

Understand the eligibility conditions to purchase flats designed to meet the housing needs of seniors and the CPF housing grants you may apply for, if you are a Singapore citizen aged 55 and above.

Apply for an [HDB Flat Eligibility \(HFE\) letter](#) via the [HDB Flat Portal](#) for a holistic understanding of your housing and financing options before you embark on your home buying journey. It will inform you upfront of your eligibility to buy a new or resale flat, as well as the amount of CPF housing grants and HDB housing loan you are eligible for.

If the information below does not apply to you, please [write to us](#). We will assess your request holistically.