



# 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:	Yes	<ul style="list-style-type: none"><li>• Ceramic</li><li>• Homogeneous</li><li>• Terrazzo</li><li>• Marble</li><li>• Parquet/ timber</li><li>• Other tiles</li></ul> <ul style="list-style-type: none"><li>• Total thickness of floor finishes and screed must not exceed 50mm</li><li>• 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</li><li>• 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</li><li>• Use UPVC floor trap grating with long collar at the floor traps</li><li>• From 1 June 2015, pre-packed screed must be used for 'dry areas'</li></ul>

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

Laying of floor finishes over existing floor finishes using adhesive only	No	<ul style="list-style-type: none"> <li>• There should be only 1 layer of existing floor finishes including cement screed before proceeding to lay the additional layer of floor finishes</li> <li>• Thickness of the floor finishes inclusive of the adhesive must not exceed 13mm</li> <li>• No tampering of the floor trap is allowed</li> <li>• Work should not result in backflow or lateral seepage into the bedroom</li> </ul>
Installation of hardwood platform on floor	No	<ul style="list-style-type: none"> <li>• Recommended room height is minimally 2.4m</li> <li>• The void between timber joists beneath platform must not be sealed with cement/other materials</li> <li>• No storage is allowed in the void within the platform and floor</li> <li>• The side of the platform must be sealed</li> <li>• To maintain a minimum 1m safety barrier height from top of platform to window sill/parapet</li> </ul>

Topping up of flooring using light weight screed/ block at balcony/ kitchen/ bathroom/ toilet	Yes	<ul style="list-style-type: none"> <li>The material used for the in-filled must be non-combustible</li> <li>Existing floor finish including cement screed must be removed</li> <li>Overall loading onto existing floor should not exceed 120kg/m<sup>2</sup> (i.e. proposed in-filled material and floor finishes)</li> <li>Maintain a minimum parapet/ window sill height of 1000mm measured from finished floor level (if applicable)</li> <li>Use UPVC floor trap grating with long collar at floor traps</li> <li>For kitchen and open balcony, pre-packed waterproofing screed must be used before laying of new floor finishes. The waterproofing membrane with a minimum upturn of 150mm from finished floor level is required only around the sanitary stacks for an area of 400mm radius</li> <li>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</li> </ul>
---	-----	---

## 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"> <li>Adequate natural lighting and ventilation must be provided if creating a room for habitation</li> <li>Fire escape route should be direct (e.g. from bedroom door to main exit door) and should not pass through another room</li> <li>Reinforced concrete (RC) lintol should be provided to support the hollow block across any opening in wall (e.g. window or door opening)</li> <li>Only one layer of 63mm hollow block or 80mm thick glass block can be erected</li> </ul>
Erection of gypsum partition	No	<ul style="list-style-type: none"> <li>Adequate natural lighting and ventilation must be provided if creating a room for habitation</li> <li>Fire escape route should be direct (e.g. from bedroom door to main exit door) and should not pass through another room</li> <li>All fasteners/ connectors (e.g. screws, nails, bolts, etc.) used must not exceed 6mm in diameter and 40mm in penetration depth</li> </ul>
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"> <li>All demolition or alteration of walls can only be carried out after obtaining HDB's approval</li> <li>All existing reinforced concrete (RC) structures shall not be tampered with in the course of the works</li> <li>A <u>Professional Engineer (PE)</u> for Civil or Structural works is required to supervise the demolition works</li> <li>The PE is required to ensure proper repair of the affected RC structural elements due to the demolition works</li> <li>A copy of the approved plan and the conditions of approval are to be given to the engaged PE for supervision of demolition works</li> </ul>

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"> <li>• All demolition or alteration of walls can only be carried out after obtaining HDB's approval</li> <li>• All existing reinforced concrete (RC) structures shall not be tampered with during the course of the works</li> <li>• Demolition of internal block/brick walls, Drywalls or Ferrolite walls is allowable up to the underside of the RC beam/ slab only</li> <li>• Demolition of block/ brick wall should commence from top down</li> <li>• Demolition of lightweight partition Drywalls or Ferrolite walls should in full, from joint to joint</li> <li>• 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</li> </ul>
Creation of opening in non-structural wall between two (2) flats	Yes	<ul style="list-style-type: none"> <li>• All demolition or alteration of walls can only be carried out after obtaining HDB's approval</li> <li>• All existing reinforced concrete (RC) structures shall not be tampered with during the course of the works</li> <li>• Demolition of wall is allowable up to the underside of the RC beam/slab only</li> <li>• Demolition of wall should commence from top down</li> <li>• 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</li> </ul>

## Wall finishes

[Read our guidelines on laying and replacement of wall finishes.](#)



<b>Types of Building Work</b>	<b>Permit Required?</b>	<b>Subject to the Following Guidelines/ Conditions</b>
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"> <li>• No tampering of existing structures and wall finishes</li> <li>• The thickness of the wall finishes used must not exceed 13mm</li> <li>• No laying of third layer wall finishes</li> </ul>
Replacement of internal wall finishes up to ceiling level	Yes	<ul style="list-style-type: none"> <li>• No tampering of existing structures</li> <li>• Total thickness of the wall finishes, including plaster, must not exceed 25mm</li> <li>• From 1 June 2015, pre-packed material must be used for plastering</li> </ul>
Laying of wall finishes on bare concrete surface provided by HDB up to ceiling height	No	<ul style="list-style-type: none"> <li>• No tampering of existing structures</li> <li>• Surface of RC wall is not allowed to be hacked to form key for tiling</li> <li>• Spatterdash or other equivalent shall be used to form key for tiling</li> <li>• Total thickness of the wall finishes including plaster must not exceed 25mm</li> <li>• From 1 June 2015, pre-packed material must be used for plastering</li> </ul>
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"> <li>• No tampering of existing structures</li> <li>• Total thickness of the wall finishes including plaster must not exceed 25mm</li> <li>• From 1 June 2015, pre-packed material must be used for plastering</li> </ul>

## **False ceiling**

[Read our guidelines on installation of false ceiling/ cornices.](#)

<b>Types of Building Work</b>	<b>Permit Required?</b>	<b>Subject to the Following Guidelines/ Conditions</b>
Installation of cornices and pelmet	No	<ul style="list-style-type: none"><li>For installation of cornices and pelmet, the minimum clearance height of pelmet must be at least 2.10 metres measured from finished floor level</li></ul>
Installation of false ceilings in the flat	No	<ul style="list-style-type: none"><li>For installation of false ceilings, the minimum clearance height of 2.4 metres measured from finished floor level (not applicable for toilets and bathrooms)</li></ul>
Installation of decorative centre panel in non-prefabricated flat only	No	<ul style="list-style-type: none"><li>Non-combustible materials must be used for the false ceilings, cornices, pelmet and decorative panels</li><li>No gas pipe is to be enclosed within the false ceilings</li><li>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 of false ceilings to the underside of RC slab</li><li>Flat owners are responsible for the removal and reinstatement of the false ceilings, cornices, pelmet and decorative panels for inspection and maintenance</li></ul>

<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"> <li>• Minimum height clearance of false ceiling must be 2.4 metres measured from finished floor level</li> <li>• Non-combustible materials must be used for the false ceilings</li> <li>• No gas pipe is to be enclosed within the false ceiling</li> <li>• 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</li> <li>• If installation is carried out at topmost floor with pitched roof: <ul style="list-style-type: none"> <li>◦ The proposed work should make use of original existing structural support</li> <li>◦ New joists, if any, cannot be connected to existing purlins which are not designed for the proposed work</li> <li>◦ Need to provide a minimum removable access opening of 600mm x 600mm for inspection and maintenance</li> <li>◦ Removal of roof ceiling originally provided by HDB (be it partially or fully) is strictly not allowed</li> </ul> </li> <li>• The layout, size, and the support system of the new joists, if any, must be the same as the existing joists</li> </ul>
---	-----------	---

<p>Installation of fixtures/ fittings (e.g. lighting, fan, etc.) onto the false ceiling originally provided by HDB</p>	<p>No</p>
--	-----------

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"><li>• All services within extended areas should not be tampered with</li><li>• Installation of exhaust fan is not allowed at the service balcony/ yard</li><li>• Only one layer of 63mm hollow block or 80mm thick glass block can be erected for the sink support (see <a href="#">Drawing 3 (PDF, 20KB)</a>)</li></ul>
Construction of dapoh slab/ cabinet with cement mortar base	No	<ul style="list-style-type: none"><li>• Construction of concrete shelf is not allowed</li><li>• Total thickness of cement mortar base and tile finishes is not allowed to exceed 50mm</li><li>• Flat owners are responsible for the removal and reinstatement of the fixtures for inspection and maintenance</li></ul>
Construction of cement mortar base	No	<ul style="list-style-type: none"><li>• Construction of concrete shelf is not allowed</li><li>• Total thickness of cement mortar base and tile finishes is not allowed to exceed 50mm</li><li>• Flat owners are responsible for the removal and reinstatement of the fixtures for inspection and maintenance</li></ul>
Construction of kitchen counter top	No	<ul style="list-style-type: none"><li>• Construction of concrete shelf is not allowed</li><li>• Total thickness of cement mortar base and tile finishes is not allowed to exceed 50mm</li><li>• Only one layer of 63mm hollow block can be erected to support the vanity top</li><li>• Flat owners are responsible for the removal and reinstatement of the fixtures for inspection and maintenance</li></ul>
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 weephole 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"><li>Buildings constructed before 1991 may have asbestos-containing materials. Flat owners and their renovation contractors should refer to the <a href="#">National Environment Agency</a> (NEA) and <a href="#">Ministry of Manpower</a> (MOM) websites for more information relating to asbestos before carrying out works to the refuse chute hopper</li><li>Works shall only be carried out within the original refuse chute opening</li><li>A layer of brick/ hollow block or any other light material is to be used to reduce the size of the refuse chute opening</li><li>The maximum thickness of the material used must not exceed 100mm</li></ul>

Replacement of refuse chute hopper	No	<ul style="list-style-type: none"> <li>Buildings constructed before 1991 may have asbestos-containing materials. Flat owners and their renovation contractors should refer to the <a href="#">National Environment Agency</a> (NEA) and <a href="#">Ministry of Manpower</a> (MOM) websites for more information relating to asbestos before carrying out works to the refuse chute hopper</li> <li>Works shall only be carried out within the original refuse chute opening</li> </ul>
------------------------------------	----	---

## **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)**

<b>Types of Building Work</b>	<b>Permit Required?</b>	<b>Subject to the Following Guidelines/ Conditions</b>
Laying of floor finishes	No	<ul style="list-style-type: none"><li>• Floor tiles/ finishes shall be bonded to wet cement mortar</li><li>• Total thickness of floor finishes and screed is not to exceed 50mm</li><li>• Laying of floor finishes using adhesive is not allowed</li><li>• Laying of a second layer of floor finishes is not allowed</li><li>• From 1 June 2015, pre-packed material must be used</li></ul>
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"><li>• Laying of floor skirting tiles (up to maximum of 100mm high) by bonding them with wet cement mortar to HS walls</li><li>• Laying of finishes using adhesive is not allowed</li><li>• Laying of a second layer of finishes is not allowed</li></ul>
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"> <li>• Painting and covering up over the HS door notice, locking bolts or door seal are not allowed</li> <li>• The old paint coat on door and door frame are to be removed before repainting to avoid increased paint thickness resulting in difficulty in closing and opening of the door</li> <li>• 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</li> </ul>
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"> <li>• 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</li> <li>• 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</li> <li>• There is no restriction to the diameter of the non-metallic insert as long as it does not exceed 50mm in length</li> <li>• Flat owners are responsible to ensure that the strength of the insert is adequately provided for the intended purpose</li> </ul>

Removing fragmentation plates of the ventilation sleeves	No	<ul style="list-style-type: none"> <li>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</li> <li>Closing or covering up of ventilation openings by removable aesthetic or architectural finishes is allowed, provided that at least 25% of the total area of the two openings shall be left uncovered for ventilation purposes during peacetime</li> <li>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</li> </ul>
Installing false ceiling outside the HS and below the ventilation sleeves	No	<ul style="list-style-type: none"> <li>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</li> </ul>
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.](#)

<b>Types of Building Work</b>	<b>Permit Required?</b>	<b>Subject to the Following Guidelines/ Conditions</b>
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"> <li>• 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</li> <li>• 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)</li> <li>• 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</li> <li>• Units situated at corner end should not have gates that hit the neighbouring flat's window</li> </ul>

Replacement of main entrance door and/ or frame along fire escape route (i.e. for door opening into passageways such as staircases, lift lobbies)	Yes	<p>The replacement door and/ or frame must be half hour fire-rated and the frame must have a self-closing device.</p> <p>Note :</p> <ul style="list-style-type: none"> <li>▪ The fire-rated door must also have an accreditor's label.</li> <li>▪ Installation of localised home smoke/fire alarm system within the unit is required by SCDF FSSD</li> <li>▪ 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 <a href="#">SCDF website</a> for more information.</li> </ul>
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"> <li>• RC walls cannot be hacked or tampered with</li> <li>• Existing door frame should be removed by torch cutting or cutter</li> <li>• Upon removal of the door frames, a layer of waterproofing membrane must be applied to affected area</li> <li>• The new door frame should be within the original door opening provided</li> </ul>
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 without removal of RC lintol/ hanger (if any) No

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.



<b>Types of Building Work</b>	<b>Need Permit?</b>	<b>Subject to the following Guidelines/ Conditions</b>
-------------------------------	---------------------	--

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.](#)

<b>Types of Building Work</b>	<b>Permit Required?</b>	<b>Subject to the Following Guidelines/ Conditions</b>
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	Metal grille panel must not be more than 1m wide on the parapet wall adjacent to the entrance gate for security purpose
Construction of cement mortar kerb at threshold of entrance gate	No	Cement mortar kerb should not exceed 100mm in height and 100mm in width
Laying/ Replacement of finishes at corridor walls and floor excluding scupper drain	No	<ul style="list-style-type: none"><li>• Existing floor finishes including cement screed must be removed</li><li>• Total thickness of new floor finishes and cement screed must not exceed 50mm</li><li>• Total thickness of wall finishes and cement screed must not exceed 25mm</li><li>• Surface of RC floor or wall cannot be hacked</li><li>• Spatterdash or other equivalent shall be used to form key for tiling on wall</li><li>• There should be free flow of water to existing scupper drain, and waste water outlet must not be obstructed</li></ul>
Re-siting refuse chute stopcock outside the rented common area	No	<ul style="list-style-type: none"><li>• Existing RC structure cannot be tampered with</li><li>• Prior approval must be obtained from Town Council</li></ul>

Installation of false ceiling at rented common area	No	<ul style="list-style-type: none"> <li>• Minimum height clearance of false ceiling must be 2.4m measured from finished floor level</li> <li>• False ceiling should made of non-combustible materials</li> <li>• 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</li> </ul>
---	----	---

## **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"> <li>• Engage a Professional Engineer (PE) for Civil or Structural works to submit building and structural plans for the proposed work to BCA for approval</li> <li>• 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</li> </ul>
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"> <li>• Engage a PE for Civil or Structural works to submit building and structural plans for the proposed work to BCA for approval</li> <li>• 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</li> <li>• Existing effective width of staircase must be maintained</li> </ul>

Covering up of slit void of internal staircase in executive maisonettes, must only be used for decorative purpose

No

- 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.](#)



<b>Types of Building Work</b>	<b>Permit Required?</b>	<b>Subject to the Following Guidelines/ Conditions</b>
-------------------------------	-------------------------	--

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:

- Must not be more than 600mm and 0.6m<sup>2</sup> 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"> <li>• Glass louvers must be at least 6mm thick</li> <li>• They must be wire-glass type</li> <li>• Aluminium U-channel cleat safety device must be on every glass louvre</li> </ul>
--------------------------------------	-----	---

## **Awning**

[Read our guidelines on installation of awning.](#)



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

Installation of awning at open-to-sky balconies of topmost unit Yes

- 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 kept within the footprint of the balcony and not exceed 1.4 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

Installation of awning at open-to-sky balconies at intermediate floor units Yes

- 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.

<b>Types of Building Work</b>	<b>Permit Required?</b>	<b>Subject to the Following Guidelines/ Conditions</b>
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"><li>• Lightweight fibreglass material should be used for the tank</li><li>• The tank must be placed beside an existing wall supported on an existing beam below</li></ul> <p>It must have an overflow system to ensure that the water depth does not exceed 0.5m (1.6ft) (see <a href="#">drawing</a> (PDF, 212KB))</p>
All other types of fish tank or pond	Yes	Email the <a href="#">application</a> (PDF, 24KB) to the <a href="#">HDB Branch</a> managing your flat stating the size, type, weight and location of the fish tank for approval to install it

## **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.

## **Housing & Development Board**

[Contact Us](#)    [Write to Us](#)



[Subscribe to HDB e-Alerts](#)

[Download Mobile@HDB](#)

© 2025, Government of Singapore

Last Updated 03 July 2025