

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

New 15amps power point or 20amps isolator

Note:

- Appliances with electrical rating exceeding 15amps power is not allowed
- 20amps isolator is only allowed for air-conditioner installation

Subject to the Following Guidelines/ Conditions

Flats provided with 30amps main switch:

- 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 SPSL Form CS/5H 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

New 15amps power point/ 20amps isolator

Note:

- Appliances with electrical rating exceeding 15amps power is not allowed
- 20amps isolator is only allowed for air-conditioner installation

Subject to the Following Guidelines/ Conditions

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

- 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 SPSL Form CS/5H endorsed by HDB to SPSL for testing of the new wiring

Additional lighting points/ fan points/ 13amps power points or extension of wiring/ rewiring

Covering of wiring with PVC trunking

Encasement of surface wiring in metal/ high impact PVC conduit

Alteration/ addition of:

- Residual Current Circuit Breaker (RCCB)
- Earth Leakage Circuit Breaker (ELCB)
- Miniature Circuit Breaker (MCB)
- Socket outlet
- Main switch etc.

Installation of auxiliary items

Installation of ceiling fan

- 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 SPSL Form CS/5H endorsed by HDB to SPSL for testing of the new wiring
- No restriction on the number of auxiliary items installed, but subject to the limitation of the existing main switch rating

- Weight of the fan should not exceed 6kg
- Clear height from the finished floor level to fan blades of at least 2.4m
- Hardened steel expanding bolt should not exceed 8mm in diameter and penetration depth of steel plug should not exceed 40mm

Installation of exhaust fan

- 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

Subject to the Following Guidelines/ Conditions

Alteration/ extension of existing television points

- 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

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.

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Looking for Renovation Contractors

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

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Acquiring Private Property

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

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