

# 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

- Thickness of dapoh slab inclusive of finishes should not exceed 50mm
- Floor slab must not be tampered with

Repositioning of sink or wash basin

- 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

### Subject to the Following Guidelines/ Conditions

Installation of shower screen

- Floor slab must not be tampered with

### Installation of long bath

- 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

### Installation of shower tray

- 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

### Installation of spa pool

- 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**

Replacement of squat pan with new squat pan and pedestal pan with new pedestal pan

### **Subject to the Following Guidelines/ Conditions**

- 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

- Holes cannot be hacked on the existing floor slab
- Removal of vent pipes (if any) is not allowed
- Installation must follow the [Alteration and Addition \(A&A\) guidelines for pedestal pans](#) (PDF, 305KB) and [squat pans](#) (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

- Holes cannot be hacked on the existing floor slab
- Removal of vent pipes (if any) is not allowed
- Installation must follow the [A&A guidelines for pedestal pans](#) (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

- 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 [A&A guidelines for squat pans](#) (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

- 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

- 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

- 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

- 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

- Floor slab must not be tampered with
- The pipe must be concealed within the floor finishes only

Removal of surface-run water pipes

- 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**

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

### **Subject to the Following Guidelines/ Conditions**

- 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
- Engage a LGSW for the works
- Outdoor installation is subject to HDB's approval

Installation of gas pipes/ appliances within flat

- 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.

## 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.

## **Housing & Development Board**

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