

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 apply for an electrical permit 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
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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

- 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

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

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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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