



HOUSING &
DEVELOPMENT
BOARD

my nice home
ROADSHOW

Your **HDB** Living



Topics



1 Renovating your new flat



2 Moving into your new flat



3 Creating a safe and harmonious living environment

Renovating your new flat



Hoardings On-site

- Completion & delivery of the flats are prioritised over the completion of precinct facilities
- Construction works for the common areas may still be on-going
- Hoardings will be put up within the site to ensure the safety of the workers & residents



Key Pointers for Homeowners

1 Only Contractors listed in Directory of Renovation Contractors (DRC) can renovate HDB flats

It is an offence to not hire a contractor listed in the DRC to renovate an HDB flat

2 Engage licensed workers for the following works:

- Windows
- Electrical
- Sanitary

3 Check for renovation permit and ensure that works comply with HDB's conditions

Check the status of your renovation permit application by logging in to My HDBPage



<https://go.gov.sg/hdb-reno>

Upon scanning, you will be directed to a link that contains gov.sg

Renovating Responsibly

THE STRAITS TIMES
NEWS FOCUS

23 families evacuated from homes

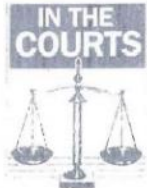
Damage to structural column



THE STRAITS TIMES, THURSDAY, DECEMBER 24, 1992

Unlicensed renovation contractor gets 3 months' jail

He deserves it, say residents



By Ginie Teo

THE owner of the Jurong flat where unauthorised renovations were done, resulting in the evacuation of 23 families, was acquitted yesterday.

But his unlicensed contractor, Edwin Sullivan, 31, was jailed for three months for hacking away a portion of the wall separating the living room and kitchen.

Mr Lee Hap Kheng, 30, an executive artist with The New Paper, had engaged Sullivan to renovate his flat in Block 22, Jurong East Street 21 in December 1992.

THE STRAITS TIMES

HOME

asiaone LATEST PE2023 NEWS ENTERTAINMENT LIFESTYLE DIGICULT EarthOne MORE

HDB doesn't need warrant to enter flats

Reinforced Concrete Wall Hacked Structural Column Removed



Photo: HDB

PUBLISHED ON APRIL 16, 2015 6:00 AM

THE STRAITS TIMES

Around 190 HDB flats breached renovation guidelines in past 3 years' inspections

Online Article
ST Online
Michelle Ng

Published Date: 6 Jun 2021



es of both major and minor infringements in the 10-year period
PHOTO: GAVIN FOO

190 home owners and contractors of Housing Board
e carried out unauthorised renovation works infringing
s in the past three years.

were inspected by the HDB from 2018 to 2020. Of
cent of flats were found to be in breach of the

Renovating Responsibly



Exposed reinforcement bars

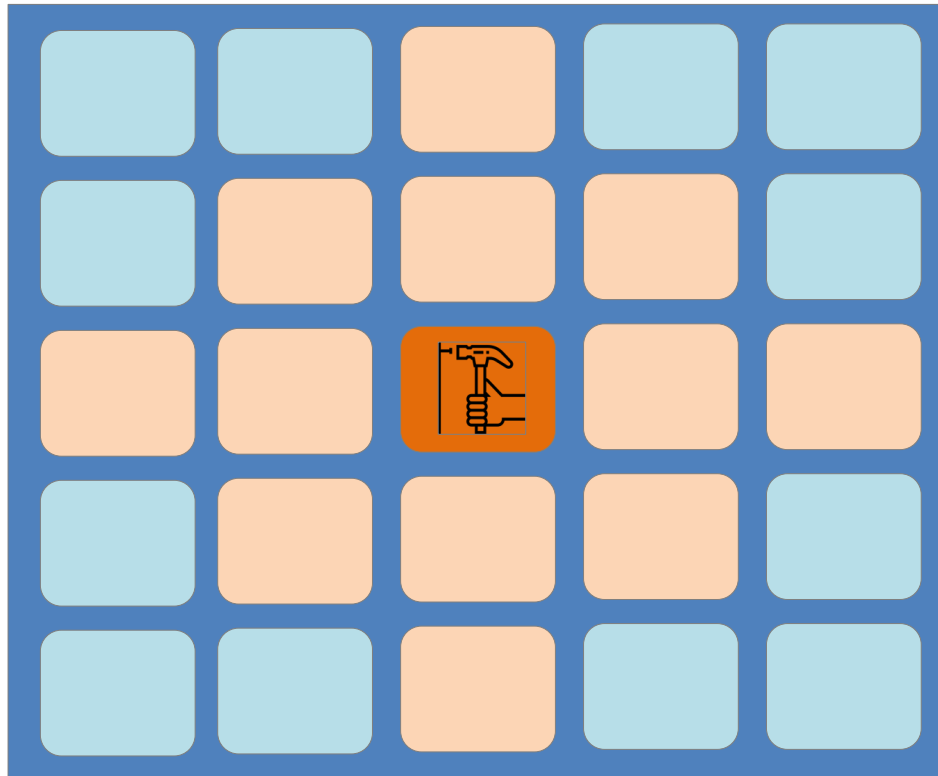


Repair works for hacked structural column

Renovating Responsibly

	✓ Allowed	✗ NOT allowed
 General renovations Plastering, laying of floor screed, painting	Monday – Saturday 9am – 6pm	Sundays and Public Holidays
 Restricted renovations Demolishing of walls, removing wall/floor finishes, cutting of tiles	Monday – Friday 9am – 5pm	Saturdays, Sundays, all Public Holidays, and the eves of: • New Year's Day • Lunar New Year • Hari Raya Puasa • Deepavali • Christmas

Renovating Responsibly



Renovation contractors should serve advance notice to neighbours:

- 2-units all round
- 5 days in advance



Units that should receive the written notice

Renovating Responsibly

Remind your contractors and material suppliers to:

- 1) Dispose waste materials properly
- 2) Not to jam up the lift doors



✗ Indiscriminate dumping of waste

✗ Misuse of lifts



**Report via
OneService app**

Moving into your new flat



Pneumatic Waste Conveyance System

- Automated and enclosed waste collection system which uses high speed air suction to transport household waste via an underground pipe network to the Centralised Bin Centre.
- No need to have manual garbage collection, thereby minimising waste scattering & spillage and minimising pest nuisance.
- It is a more hygienic and efficient waste collection system.

Pneumatic Waste Conveyance System



Size of refuse bag should be smaller than hopper opening



Extinguish burning items before throwing



<https://go.gov.sg/hdb-pwcsuserguide>

Upon scanning, you will be directed to a link that contains gov.sg

Pneumatic Waste Conveyance System

Improper disposal of waste can cause chokes and results in smell nuisance



No long objects



No bulky items



No heavy and/or odd-shaped items

Maintaining Your New Home

Home owner's responsibility

Examples:

- Floor and wall finishes
- Windows
- Sanitary fittings
- Doors and gate

Mainly fittings and fixtures within the flat

Town Council's responsibility

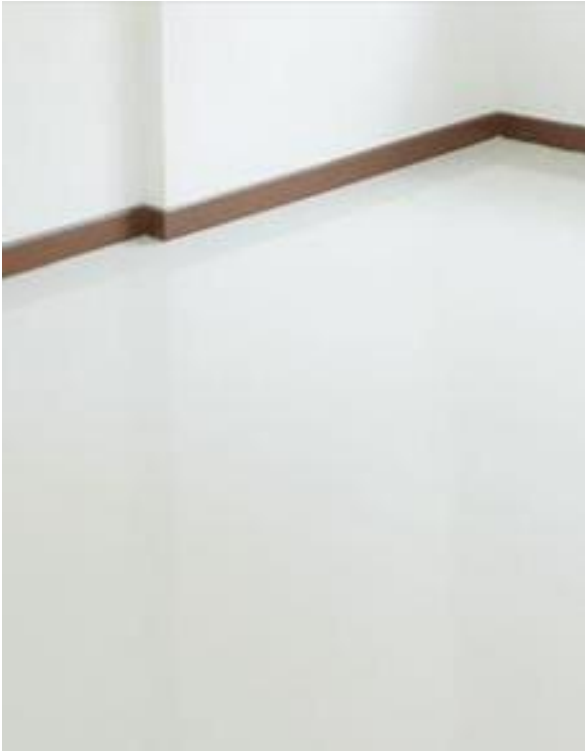
Examples:

- Common areas and common property Corridors
- Void decks
- External façade walls

Most of the fittings and fixtures found outside the flat

Maintaining Your New Home

Floor Finishes



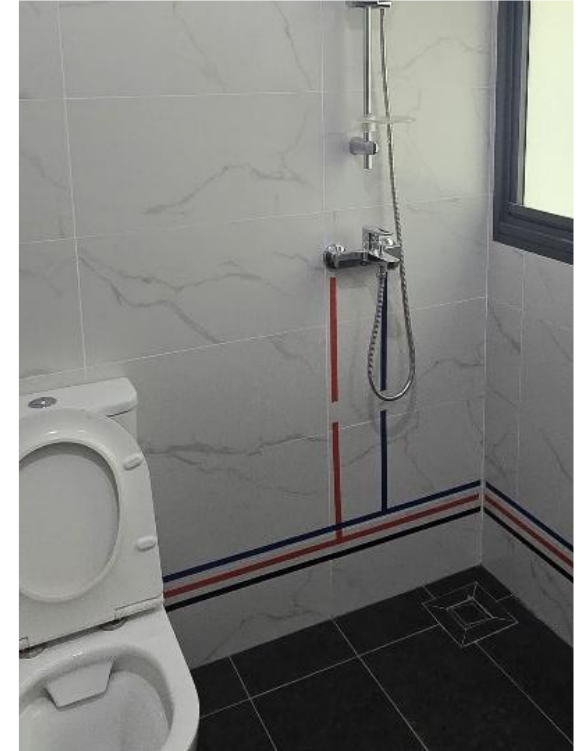
Use suitable tile-cleaning agents

Windows



Check your windows twice a year on **6.6 & 12.12**

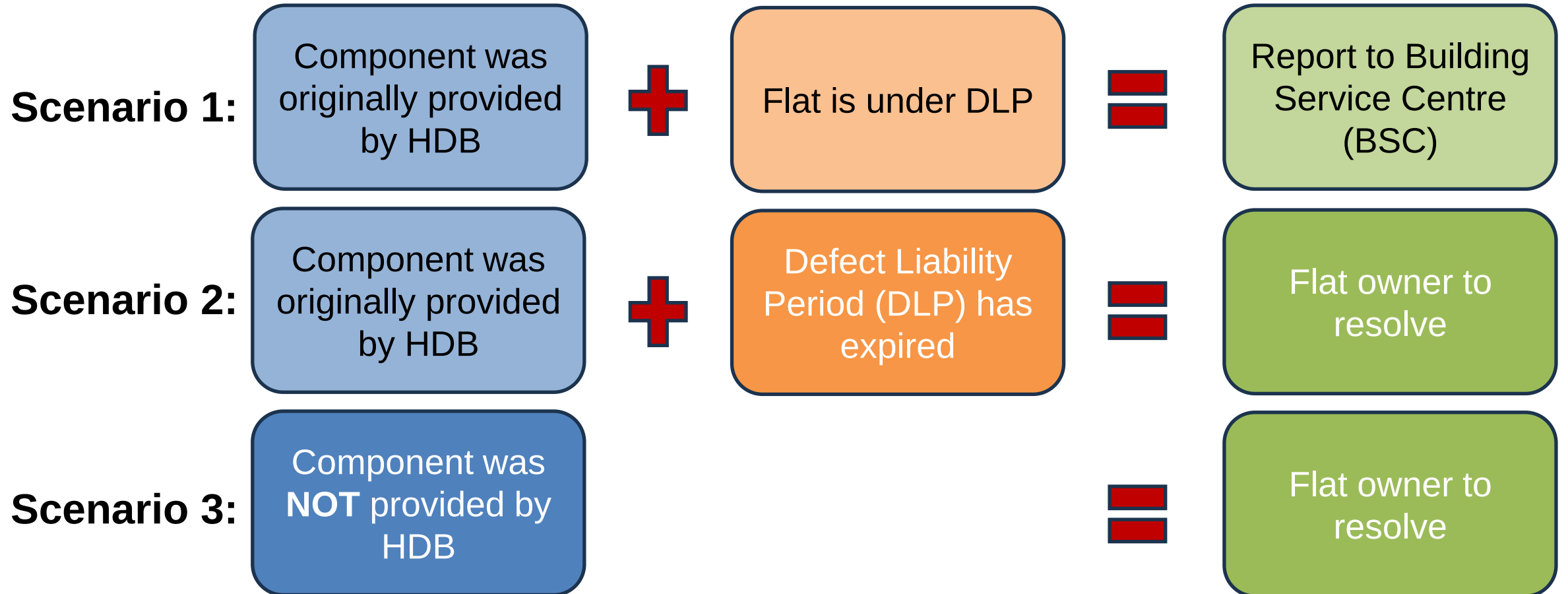
Sanitary and Plumbing



Clear chokes before they worsen

Maintaining Your New Home

What to do if you face a maintenance issue



Maintaining Your New Home



<https://go.gov.sg/hdb-homecare-guide>

Upon scanning, you will be directed to a link that contains gov.sg



<https://go.gov.sg/hdb-minor-repairs>

Upon scanning, you will be directed to a link that contains gov.sg

Creating a *Safe and Harmonious* Living Environment



Minimum Occupation Period (MOP)

What is it?

It is the time period that you must stay in your flat

How long?

5 years

How is it calculated?

Start from date of key collection

THE STRAITS TIMES Published 11 Feb 23

6 BTO and 15 resale flats acquired by HDB over minimum occupation period breaches since 2017



THE STRAITS TIMES
Published 22 Dec 22

HDB probing cases of BTO flats listed for sale after being left 'vacant' during minimum occupation period



During MOP



Sample floorplan of a 4-Room HDB flat



Renting out extra bedroom(s)* is allowed

*For 3-room or bigger flats, except 3Gen flats

Renting out of whole flat is not allowed

Acquiring local or overseas private property is not allowed**

**Including private property held on trust

Renting Out During MOP

**What is
the no. of
bedrooms &
tenants
allowed?**

Flat Type	Max. No. of Bedrooms allowed to rent out	Max. No. of Occupants allowed in each flat
3-Rm	1	6
4-Rm & bigger	2	8*

* Applicable from 22 Jan 2024 to 31 Dec 2026

Renting Out During MOP

THE STRAITS TIMES
Published 19 Apr 2016

SINGAPORE

LOG IN

3-room flat could be housing 17 tenants; under investigation by HDB



THE STRAITS TIMES
Published 10 Sep 2013

SINGAPORE

LOG IN

Short-term home rentals illegal, warn authorities

Housing rules here ban letting out of home or room for short stays



Renovating your new flat

Moving into your new flat

Creating a safe and harmonious living environment

Prevention of Fires

Fires can happen to YOU!

- Do not overload power sockets
- Do not leave cooking unattended
- Keep a watchful eye when charging your PMD/PMD batteries
- Use electrical appliances with the Safety Mark



Buy Fire Insurance!

Compulsory to have HDB Fire Insurance so long as you have HDB loan

Covers cost of reinstating damaged internal structures in event of a fire

Encouraged to buy additional Home Insurance

Covers home contents (e.g. renovation, household items and personal belongings)



<https://go.gov.sg/hdb-fi>

Upon scanning, you will be directed to a link that contains gov.sg

Good Neighbours Do This!

5

Simple ways on how you can be a good neighbour!



Keep the noise level down

Keep DIY works limited between 7am to 10.30pm



Get to know your neighbours

Take the initiative to Say "Hi"!



Keep corridors, common areas tidy and clutter-free

Arrange with Town Council for bulky waste disposal



Lend a helping hand to neighbours in need

Offer to help with carrying of groceries



Be a responsible pet owner

Clean up after your pets

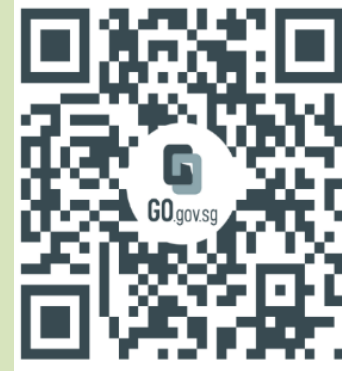
More Tips For Good Neighbours



<https://go.gov.sg/hdb-neighbourliness-tips>

Upon scanning, you will be directed to a link that contains gov.sg

Join Our Network!



<https://go.gov.sg/hdb-gnmnetwork>

Upon scanning, you will be directed to a link that contains gov.sg



<https://go.gov.sg/hdb-foh-registration>

Upon scanning, you will be directed to a link that contains gov.sg

Thank you

