

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



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

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

Renovating Responsibly



THE STRAITSTIMES

NEWS FOCUS

23 families evacuated from homes

Damage to structural column causes

KS

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It will be a blue Christmas for 23

a column
families in Jurong.

They will have to move out of their

Mr Ch

THE STRAITSTIMES
HOME
Unlicensed renovation
contractor gets 3 months' jail

He deserves it, say residents

IN THE
COURTS



By Gimme Tee

THE owner of the Jurong flat
where unlicensed renovation
works caused the partial
collapse of a structural column
and the evacuation of 23 families,
was acquitted yesterday.

But his unlicensed
contractor, Kelvin Sullivan, 25,
was jailed for hacking away a portion
of the wall separating the living
room and kitchen.

Mr Lee Keng Kheng, 30, an
executive artist with The
New Paper, had engaged
Sullivan to renovate his flat in
Block 212, Jurong East Street
21 in December 1992.

In sentencing

Mr Lee told the court
that Lee did not
like the wall
but in a competit
tional bid for the
offence."

In sentencing

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SINGAPORE

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



Advertisement

THE STRAITSTIMES

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

Online Article
ST Online
Michelle Ng

Published Date: 6 Jun 2021



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

190 home owners and contractors of Housing Board
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

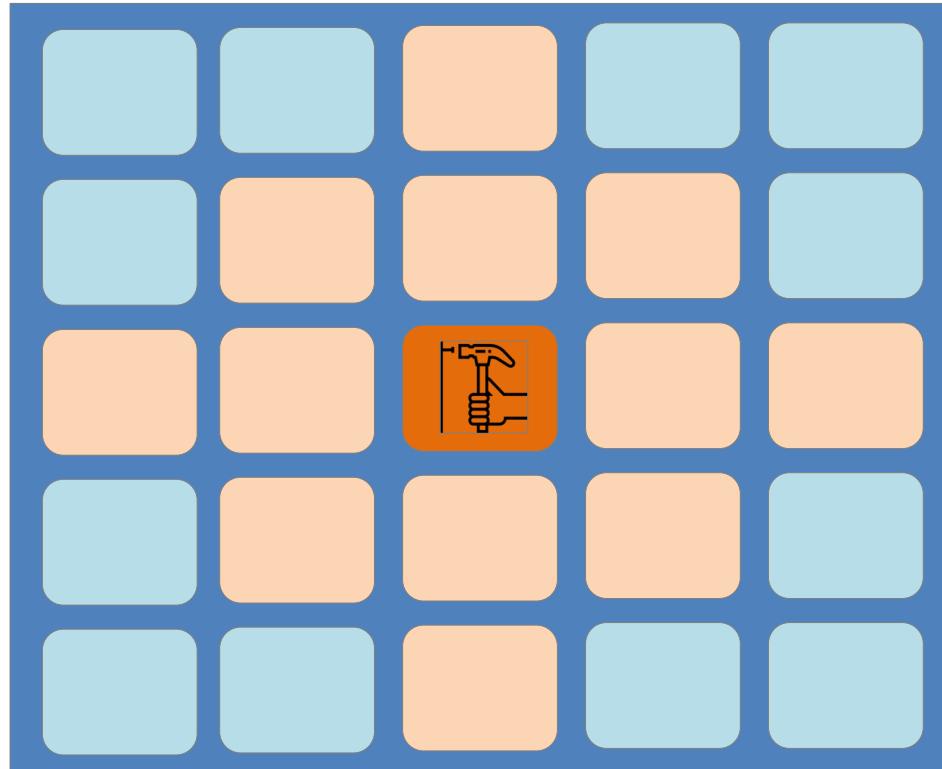


Repair works for hacked structural column

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: <ul style="list-style-type: none">• 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



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

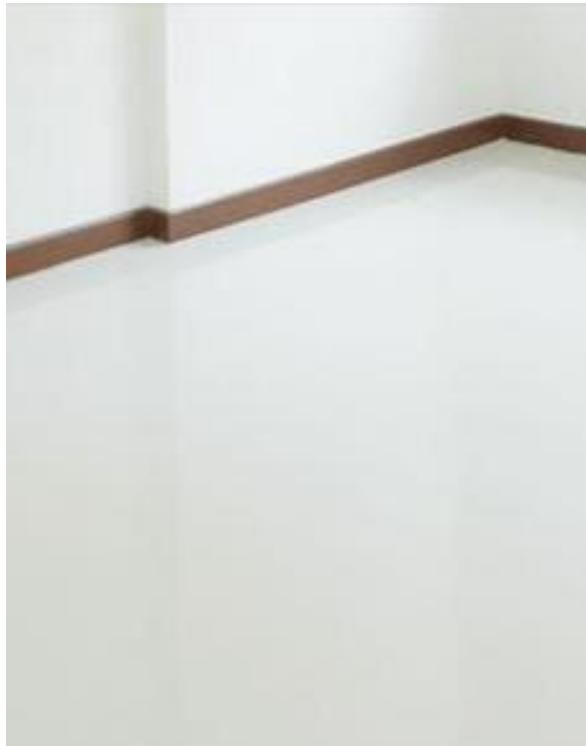
Examples:

- 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



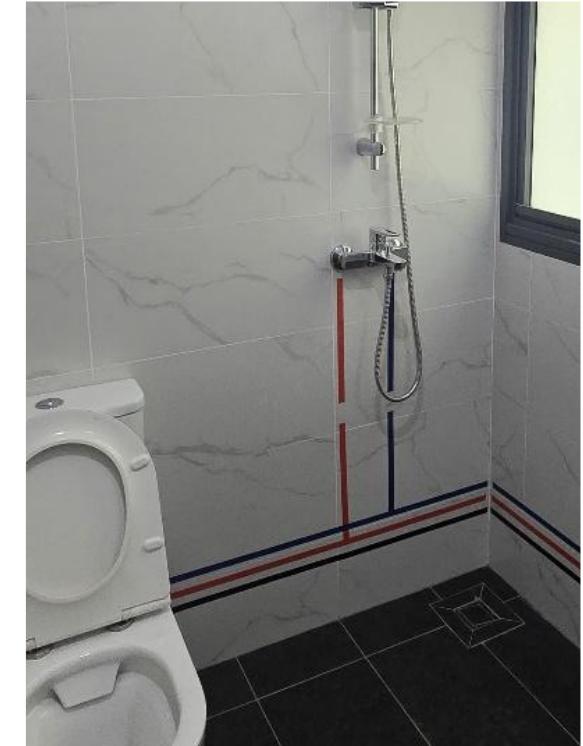
Use suitable tile-cleaning agents

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

Scenario 1:

Component was originally provided by HDB



Flat is under DLP



Report to Building Service Centre (BSC)

Scenario 2:

Component was originally provided by HDB



Defect Liability Period (DLP) has expired



Flat owner to resolve

Scenario 3:

Component was **NOT** provided by HDB



Flat owner to resolve

Maintaining Your New Home



[https://go.gov.sg/
hdb-homecare-guide](https://go.gov.sg/hdb-homecare-guide)

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[https://go.gov.sg/
hdb-minor-repairs](https://go.gov.sg/hdb-minor-repairs)

*Upon scanning, you will be directed
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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 STRAITSTIMES Published 11 Feb 23

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



THE STRAITSTIMES
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 2028

Renting Out During MOP

THE STRAITSTIMES
Published 19 Apr 2016

SINGAPORE

LOG IN

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



THE STRAITSTIMES
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



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>

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Good Neighbours Do This!

5

Simple ways on how you can be a good neighbour!



Get to know your neighbours

Take the initiative to Say "Hi"!



Lend a helping hand to neighbours in need

Offer to help with carrying of groceries



Keep the noise level down

Keep DIY works limited between 7am to 10.30pm



Keep corridors, common areas tidy and clutter-free

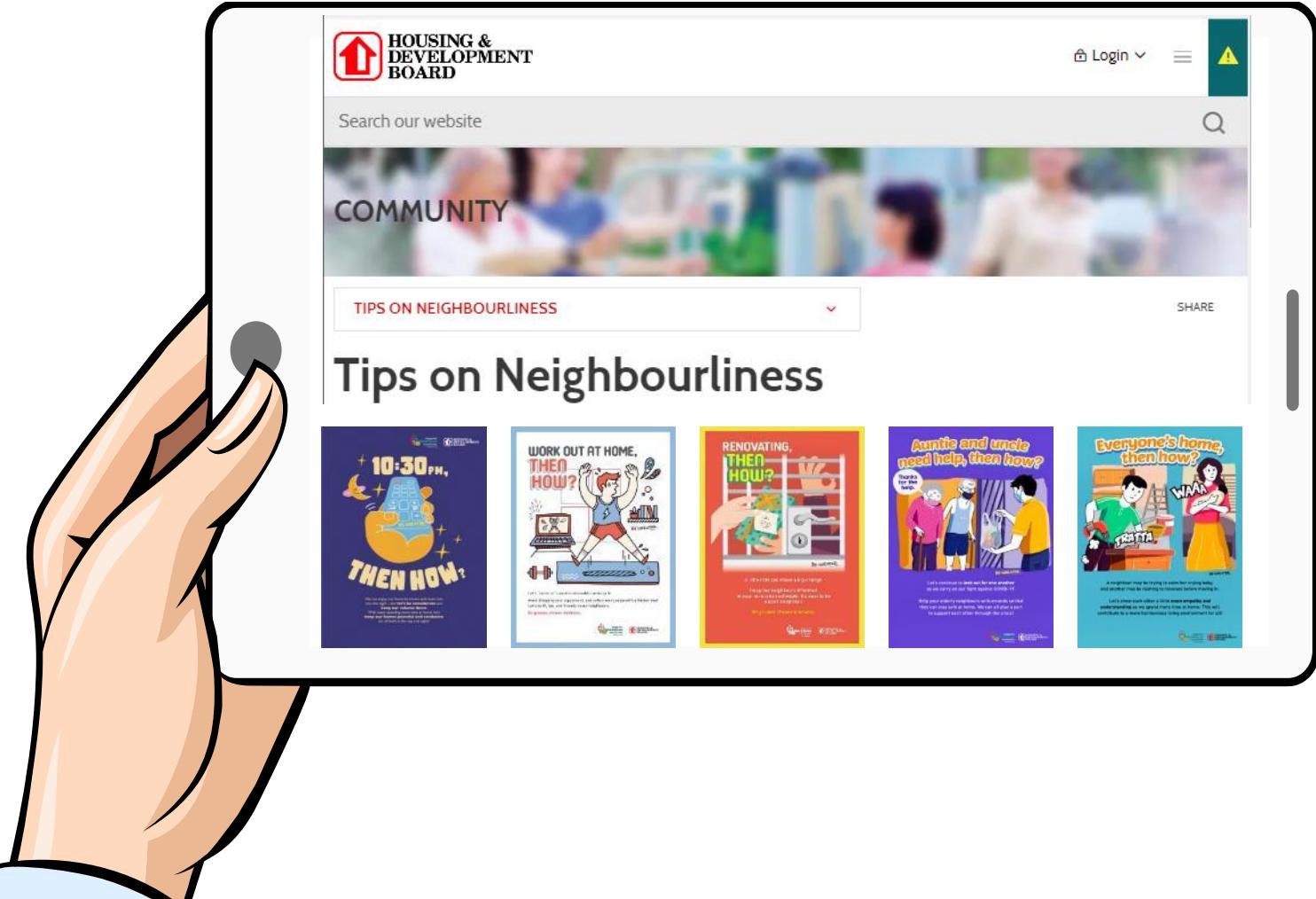
Arrange with Town Council for bulky waste disposal



Be a responsible pet owner

Clean up after your pets

More Tips For Good Neighbours



[https://go.gov.sg/
hdb-neighbourlinesstips](https://go.gov.sg/hdb-neighbourlinesstips)

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[https://go.gov.sg/
hdb-foh-registration](https://go.gov.sg/hdb-foh-registration)

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Thank you

