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ROADSHOW

Your **HDB** Living



Topics



1 Starting Your HDB Living



2 Renovating & Maintaining Your Home

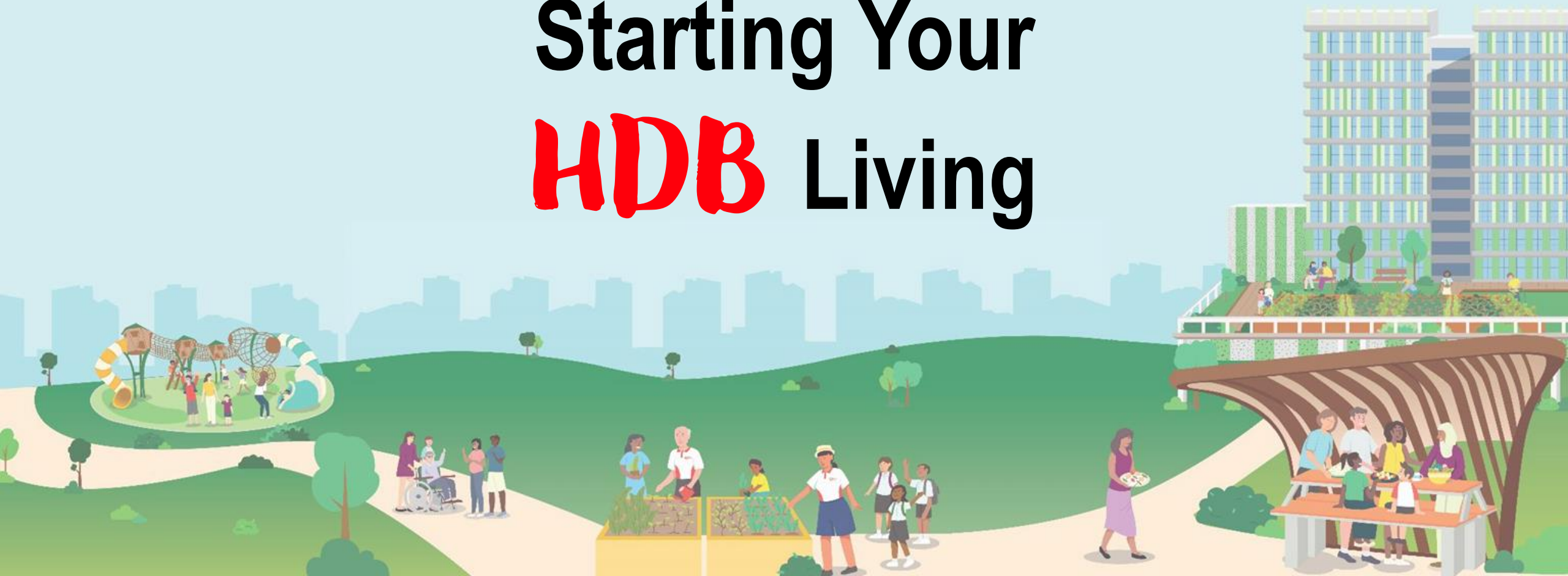


3 Being A Good Neighbour



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Starting Your **HDB** Living



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



Renting Out During MOP



**Renting out of
whole flat is not
allowed during
MOP**

Sample floorplan of a 4-Room HDB flat

Renting Out During MOP



**Renting out extra
bedroom(s) is
allowed during
MOP**

Sample floorplan of a 4-Room HDB flat

Renting Out During MOP



Can I rent out the bedrooms?

Extra bedroom(s) can be rented out if your flat is 3-room or bigger

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	6

Renting Out During MOP



How do I
proceed to
rent out a
bedroom?

Applications to rent out can
be submitted online via
HDB's e-services

e-Service

Change of Tenant (Renting Out of Flat)

Update changes to your tenants or their particulars.
Approval must be obtained before new tenants move
into the flat.

Payment of Admin Fee

Pay the administrative fee for your application to rent out
flat.

Renewal (Renting Out of Flat)

Get approval to renew the renting out of your flat.
Eligibility conditions must be met.

Application to Rent Out Flat

Apply to rent out your flat. Eligibility conditions must be
met.

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



Buy Fire Insurance!



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

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



Encouraged to buy additional Home Insurance

Covers other home contents eg renovation and household items



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





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Renovating and Maintaining Your New **HOME**



Important Information on Renovations



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

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

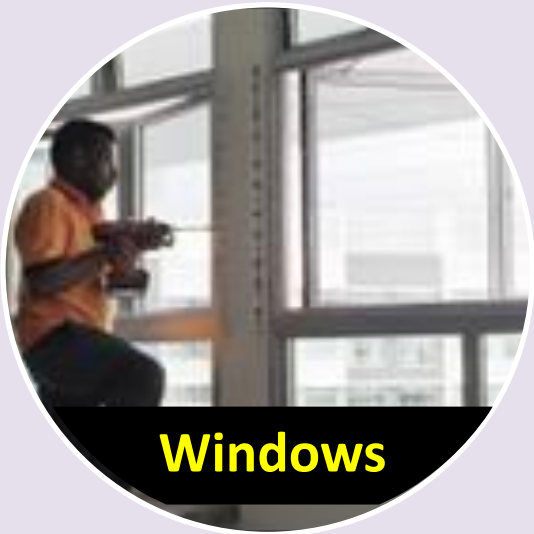


<https://go.gov.sg/hdb-reno-contractors>

Important Information on Renovations



Engage licensed workers for the following works:



Windows



Electrical



Sanitary



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

Important Information on Renovations



THE STRAITS TIMES
NEWS FOCUS

23 families evacuated from homes

Damage to structural column



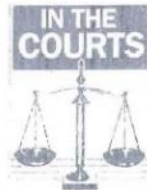
Residents from nearby blocks milling around a column room and flat.

THE STRAITS TIMES, THURSDAY, DECEMBER 24, 1992

THE STRAITS TIMES

Unlicensed renovation contractor gets 3 months' jail

He deserves it, say residents



By Ginie Teo

THE owner of the Jurong 400 where unauthorised renovations were done, resulting in the evacuation of 23 families, was acquitted yesterday.

residents when having renovation work done. He said, "In Singapore, where a large part of the population lives in high-rise apartments, flat renovations are not allowed without the necessary permits in the first place. He was given by the court a 3-month jail term for breaching the building regulations. The judge said that the defendant was a man of good character and had a long record of employment, but the defendant had to be punished for his actions. He found it not proven that the defendant had not applied for a permit. If Sullivan's permit had been granted, the defendant would have been allowed to proceed with the renovation. The judge said that Lee could not be held responsible for the offence."

He deserves it, say residents

asiaone

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SINGAPORE

HDB doesn't need warrant to enter flats

Reinforced Concrete Wall Hacked Structural Column Removed



Photo: HDB

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



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

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

Of these, 190 were inspected by the HDB from 2018 to 2020. Of these, 190 percent of flats were found to be in breach of the

PUBLISHED ON APRIL 16, 2015 6:00 AM



Advertisement

Starting Your New HDB Living

Renovating and Maintaining your Flat

Being a Good Neighbour

Important Information on Renovations







Exposed reinforcement bars



Repair works for hacked structural column

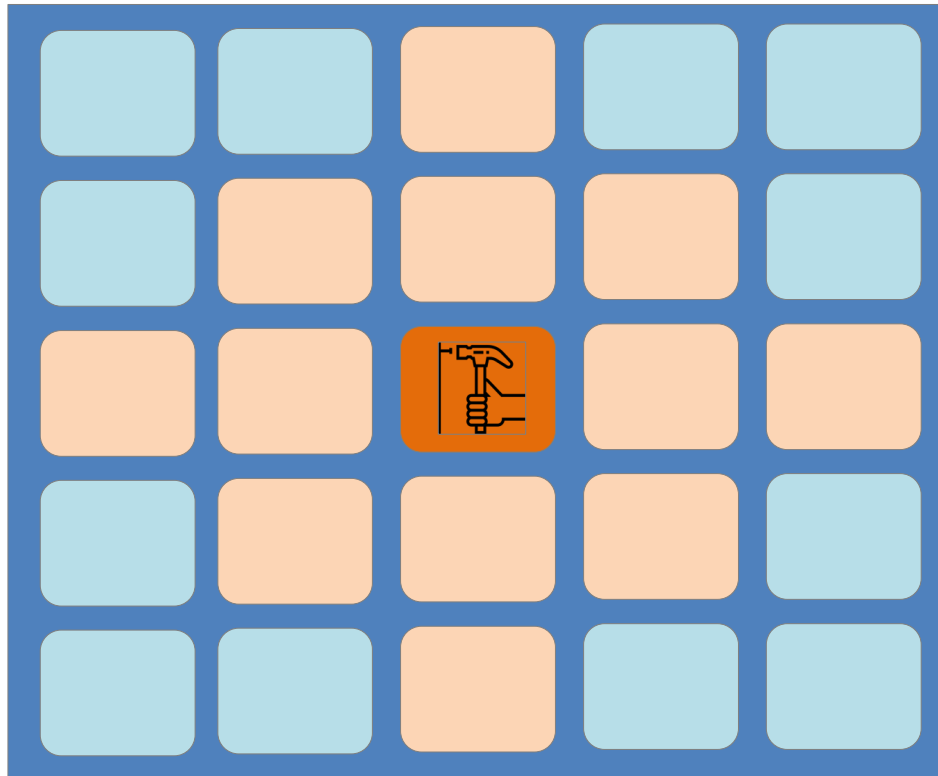
Renovating Responsibly



	 Allowed	 NOT allowed
 General renovations Plastering, laying of floor screed, painting, and other works that do not generate loud noises	Monday – Saturday 9am – 6pm	Sunday and Public Holidays
 Noisy renovations Demolishing of walls, removing wall/ floor finishes, cutting of tiles, and any work that involves excessive drilling and hammering	Monday – Friday 9am – 5pm	Weekends, Public Holidays, and eve of major public holidays*

* New Year's Day, Lunar New Year, Hari Raya Puasa, Deepavali and Christmas

Renovating Responsibly



Renovation contractors should serve advanced notice to neighbours:

- 2-units all round
- 5 days in advance

 Units that should receive the written notice

Renovating Responsibly

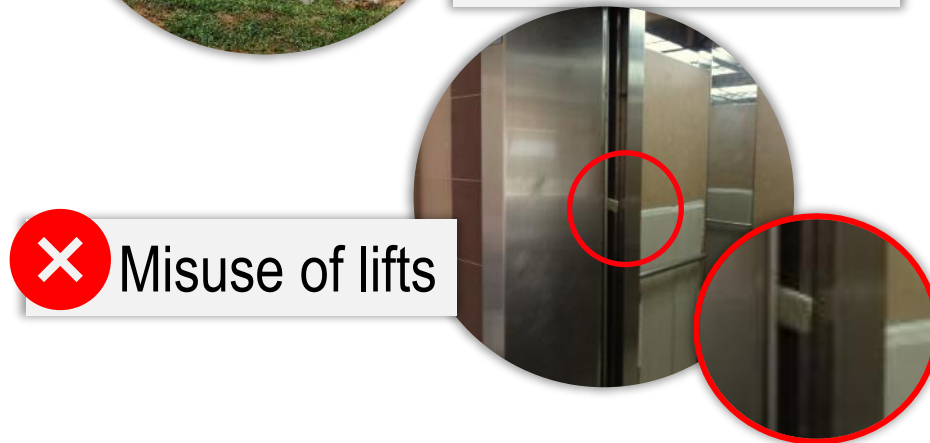


Remind your contractors and material suppliers to:

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



✘ Indiscriminate dumping of waste



✘ Misuse of lifts



Report via
OneService app

Maintaining Your New Home



Home owner's responsibility

Mostly within the flat

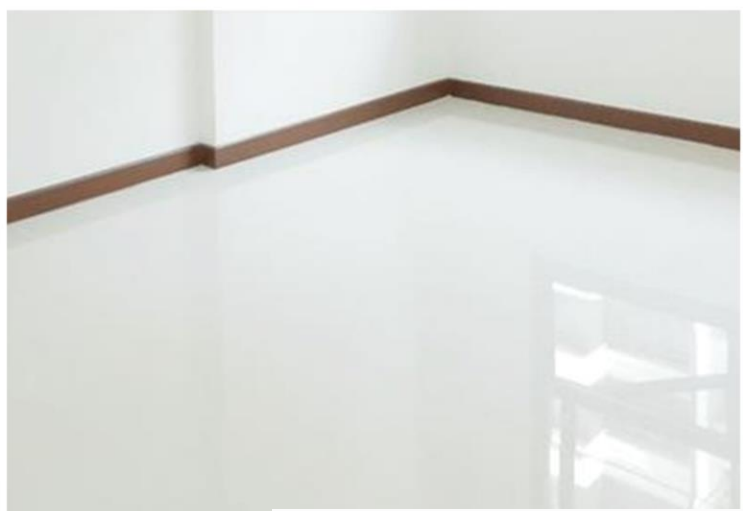
- Floor and wall finishes
- Windows
- Sanitary fittings
- Doors and gate

Town Council's responsibility

Mainly outside the flat

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

Maintaining Your New Home



Floor Finishes

- Mop the floor regularly
- Use suitable tile-cleaning agents



Windows

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



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



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



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Being a Good Neighbour



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 and 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

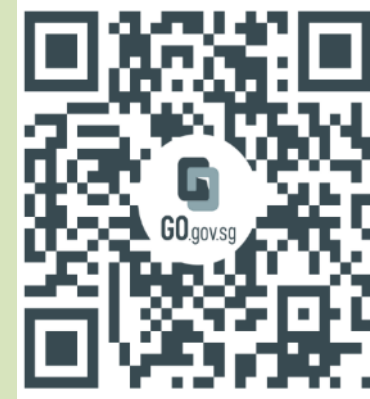


<https://go.gov.sg/hdb-neighbourliness-tips>

Join Our Network!



Be a part of the



Good Neighbours Movement Network



Friends of Our Heartlands Network



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Thank you
Your **HDB** Living

