



my nice home
ROADSHOW



RENOVATING AND
MAINTAINING YOUR **NEW**
HOME



Topics

- **Renovating right, by the right person**
- **Renovating responsibly**
- **Where to find information**
- **Keeping my home in shape**



Renovating right, by the right person

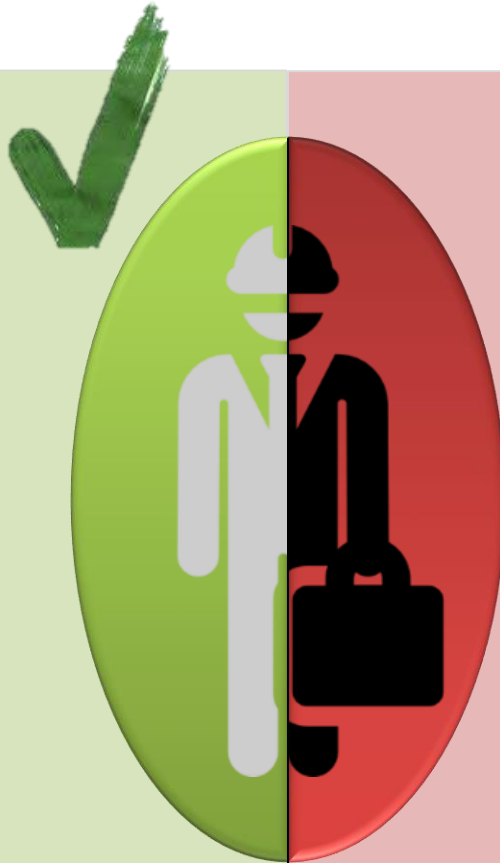


Renovating right, by the right person

Did you know?

Contractor listed in the Directory of Renovation Contractors

- ✓ Trained to protect structure of building
- ✓ Updated on guidelines
- ✓ Knows what works can be done



Unlisted contractor

- ✗ Untrained
- ✗ Does not know guidelines
- ✗ Unsure of what works can be done



Renovating right, by the right person

**Certified
demolition
workers**



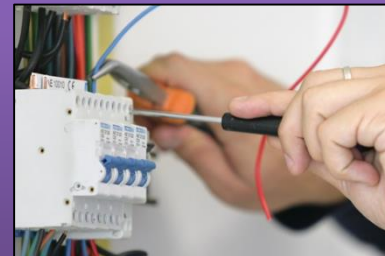
**BCA-
Approved
Windows
Contractors**



**Licensed
Gas
Workers**



**Licensed
Electrical
Worker**



**BCA-
Trained Air
Conditioner
Installer**

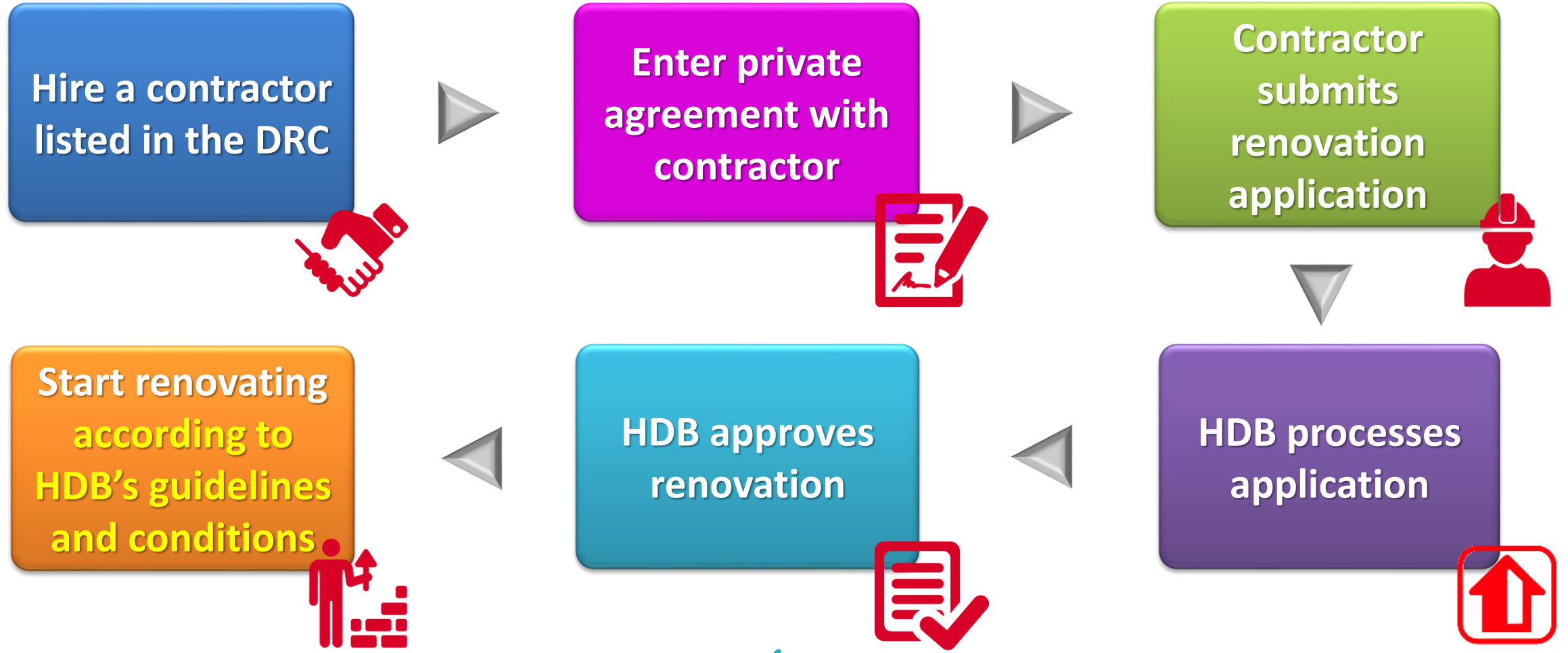


**Licensed
Plumber**





Renovating right, by the right person





Renovating right, by the right person

Did you know?



Unauthorized hacking of walls

Results in loss of structural support

Raising floor level by more than 50mm (inclusive of floor tiles) with screed

Causes floor structure to be overloaded





Renovating right, by the right person

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

Online Article
ST Online
Michelle Ng

Published Date: 6 Jun 2021



There were over 60 cases of both major and minor infringements in the 10-year period from 2005 to 2014. ST PHOTO: GAVIN FOO

SINGAPORE - Around 190 home owners and contractors of Housing Board flats were found to have carried out unauthorised renovation works infringing on the HDB's guidelines in the past three years.

More than 38,000 flats were inspected by the HDB from 2018 to 2020. Of these, less than 0.5 per cent of flats were found to be in breach of the guidelines.

Unauthorised works had to be reinstated

Cost of repairs and reinstatement borne by flat owners and/ or renovation contractors



Renovating right, by the right person

THE STRAITS TIMES, THURSDAY, DECEMBER 24, 1992

FOCUS

23 families evacuated from homes

Damage to structural column caused by unauthorised renovations



HOME

Unlicensed renovation contractor gets 3 months' jail

IN THE COURTS

He deserves it, say residents

Residents when having renovation work done.

He said: "In Singapore, where a large part of the population lives in high-rise apartments, flat owners cannot afford to be selfish and lety-



Unauthorised hacking can be dangerous!

8 cases discovered between 2017 and 2020

Flat owners and contractors were prosecuted in court





Renovating right, by the right person

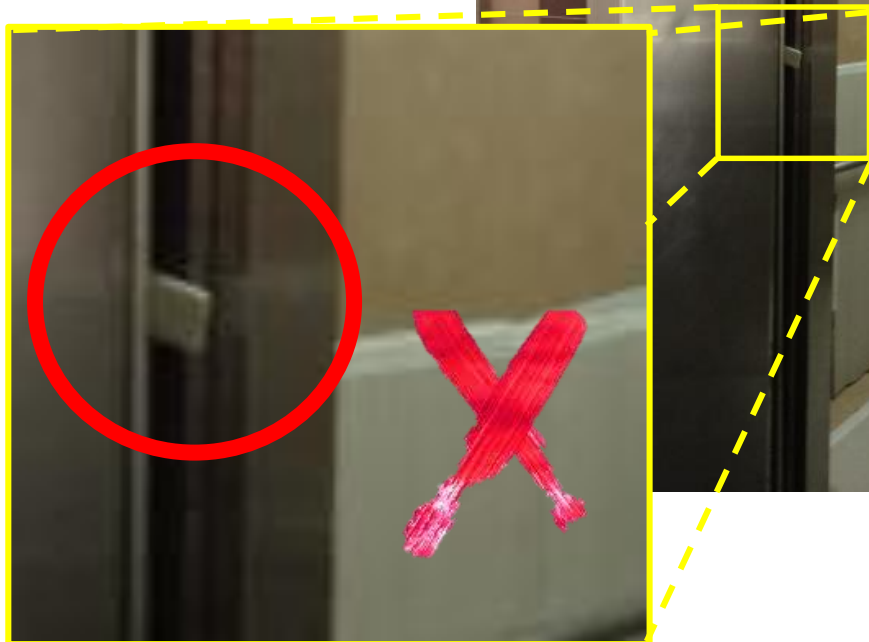
- Hire only contractors listed in the Directory of Renovation Contractors
- Read and understand HDB's guidelines and conditions stated in the permit



Renovating responsibly



Renovating responsibly



- × Inserting foreign objects into the door
- × Blocking lift door with items
- × Hogging the lifts



Renovating responsibly



Lift-breakdowns affect everyone!





Renovating responsibly



- × Flushing debris and material waste down the toilet bowl
- × Throwing debris down the refuse chute
- × Leaving waste materials in common areas



Potential fire hazard!

Potential mosquito breeding grounds!



Renovating responsibly

- Keep to the permitted duration and timings

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9am							
			<ul style="list-style-type: none">• Painting• Plastering• Not-so-noisy works				
5pm							
6pm							



Renovating responsibly

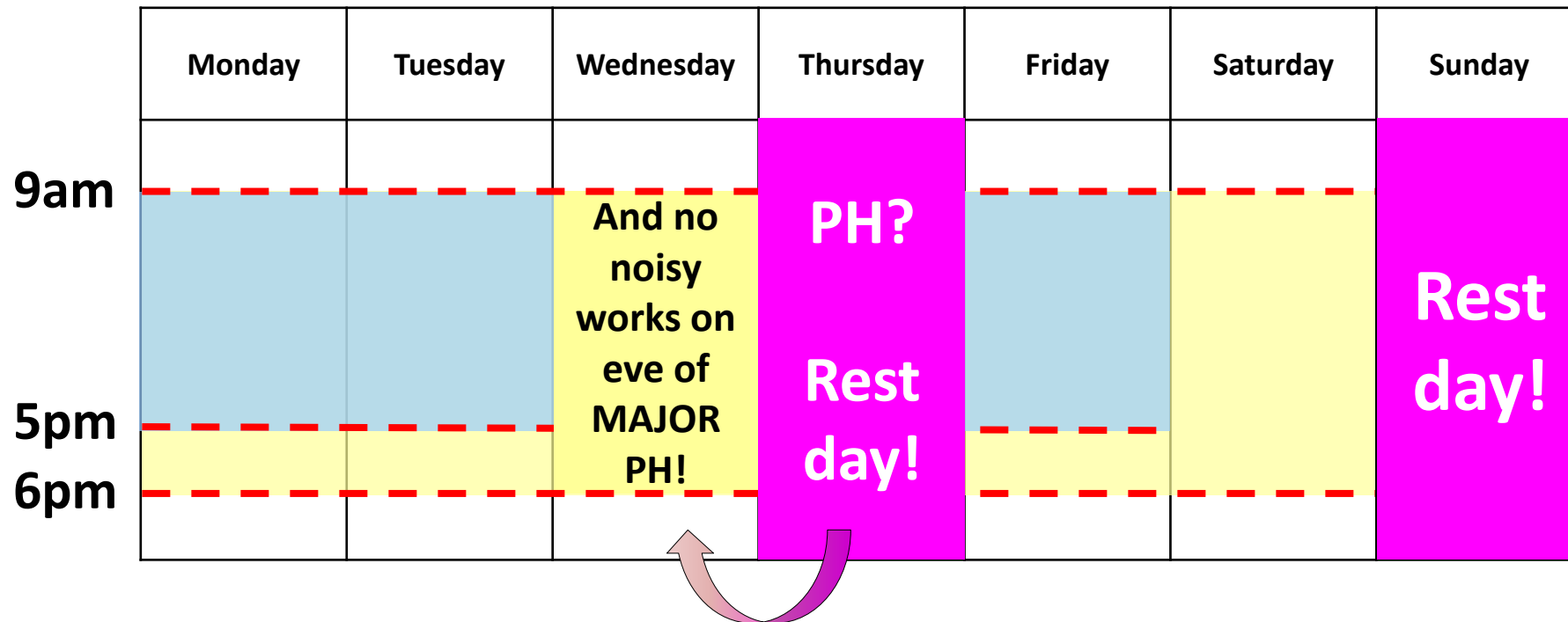
- Keep to the permitted duration and timings

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9am	<ul style="list-style-type: none">• Tiles cutting• Hacking, excessive knocking• Carpentry						
5pm							
6pm							



Renovating responsibly

- Keep to the allowable days

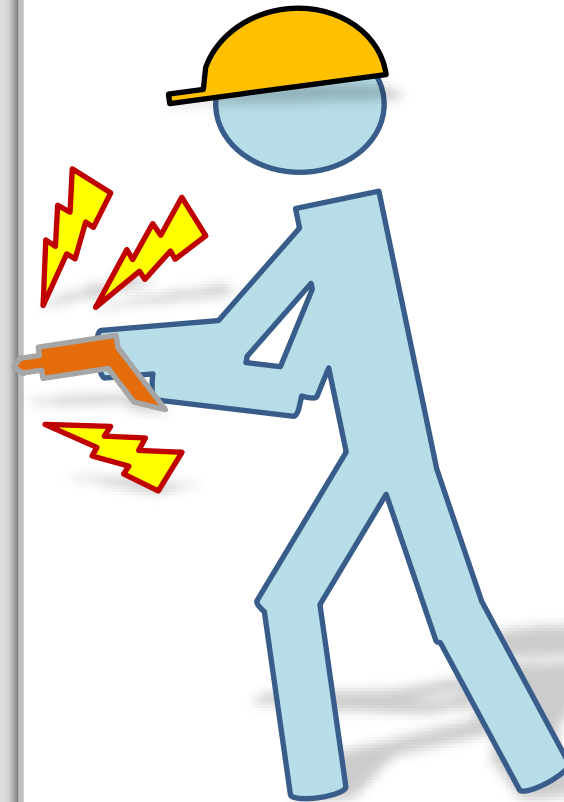


Major Public Holidays: New Year's Day, Lunar New Year, Hari Raya Puasa, Deepavali and Christmas



Renovating responsibly

Remind your contractors to keep to the permitted renovation timing

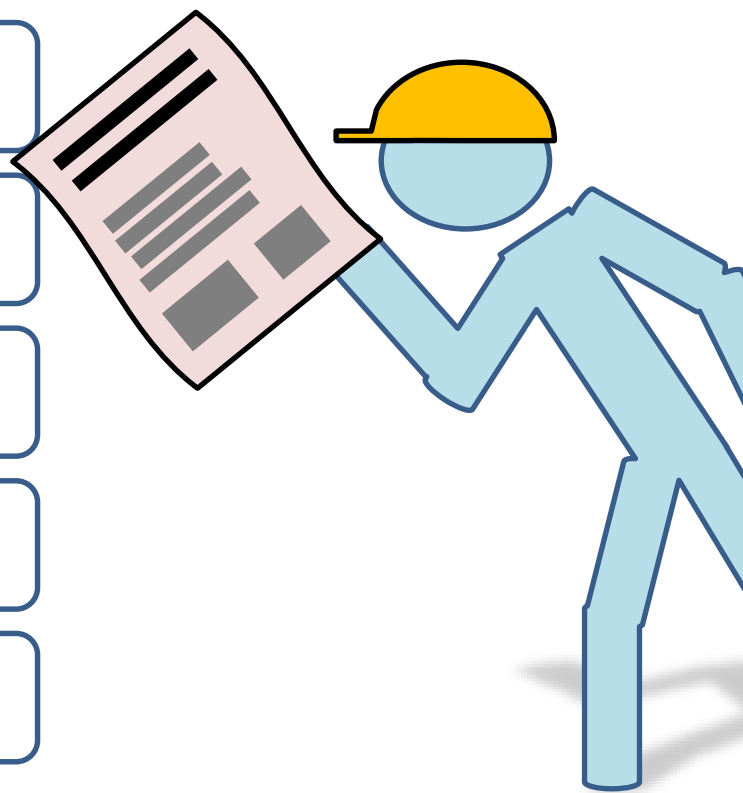
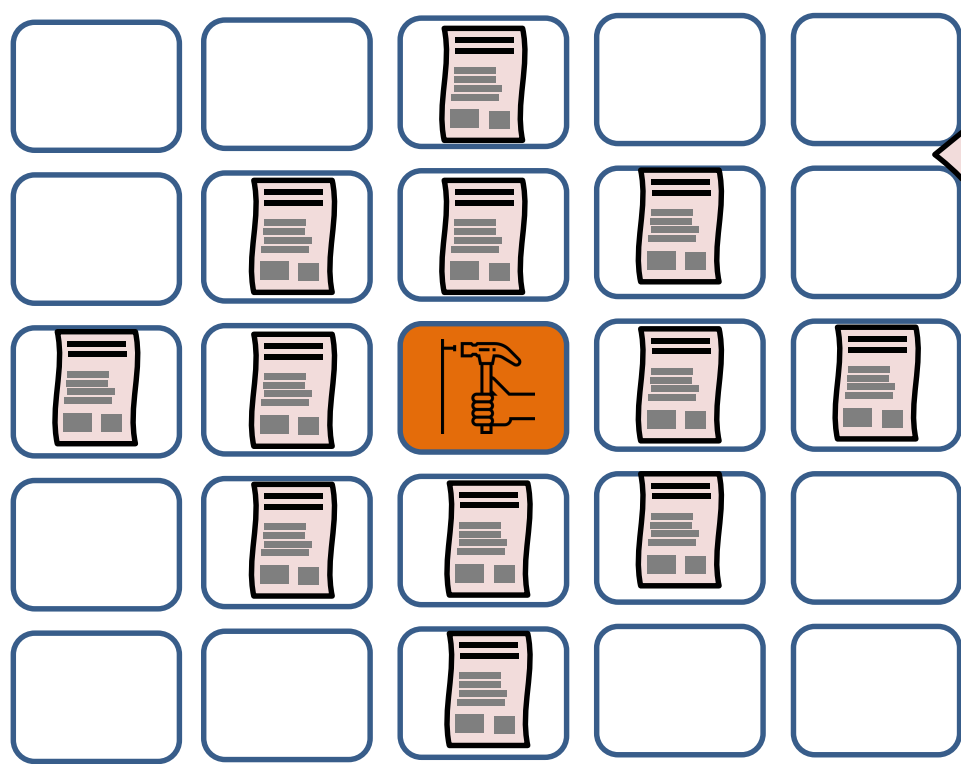




Renovating responsibly

Remind your contractors to notify the neighbours in advance

- 2-units all round
- 3 days in advance
- Serve door-to-door

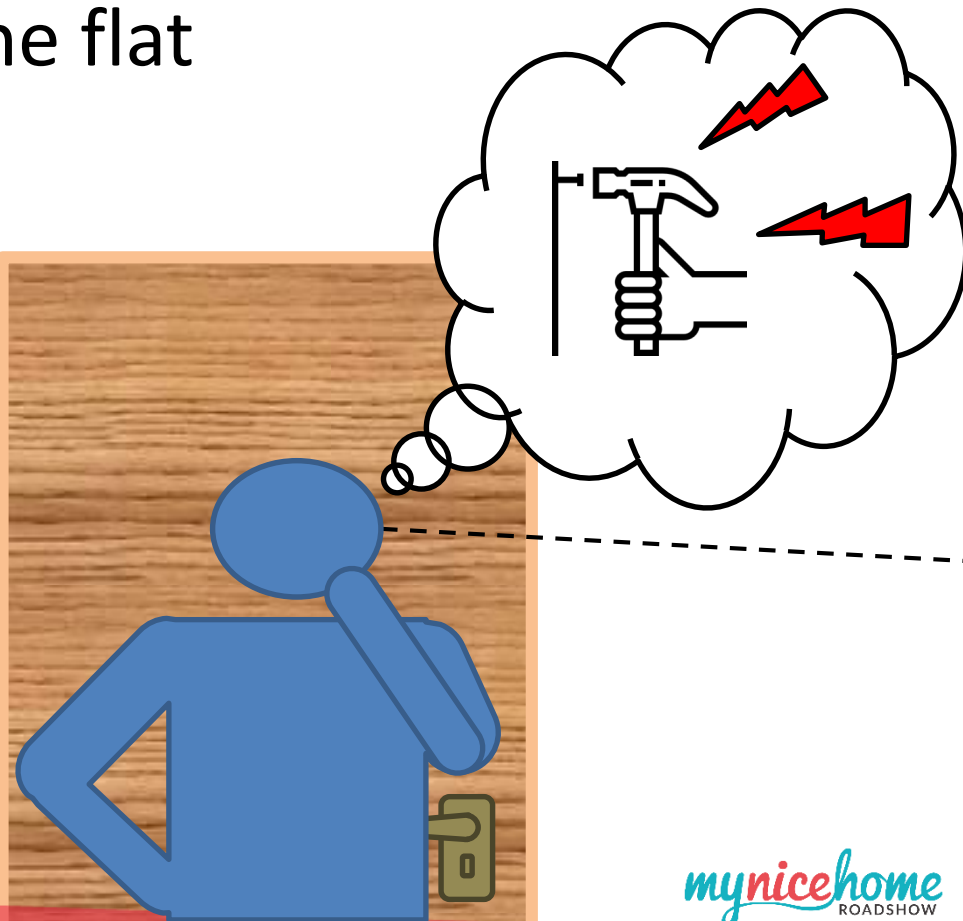




Renovating responsibly

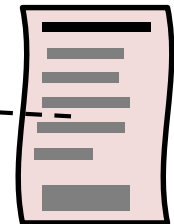
Remind your contractors to display a notice of renovation outside the flat

#15-16



Details of contractor,
dates of renovation...

#15-17





Renovating responsibly

How can I provide feedback about these?

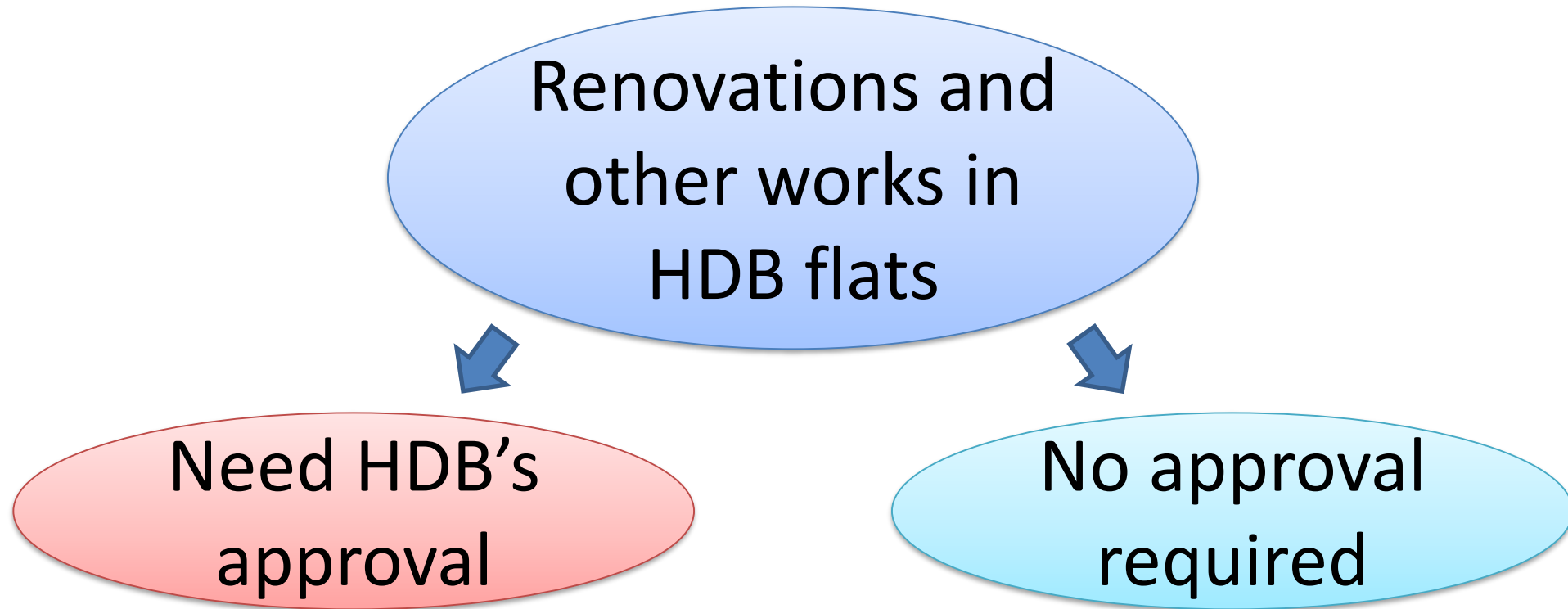


Also available
in the app
stores!

[OneService.sg](https://www.oneservice.sg)



Renovating responsibly





Renovating responsibly

Check for list of works that require HDB's approval on: www.hdb.gov.sg/homerenovation

Need HDB's approval

- Hacking of walls
- Removing floor or wall tiles

What?

No approval required

- Carpentry works
- Homeowners' DIY (e.g. hammering a nail for hanging items)



Renovating responsibly

Check for list of works that require HDB's approval on: www.hdb.gov.sg/homerenovation

Need HDB's approval

Affects safety and structure of flat

No approval required

Not likely to cause any danger or affect the structure of the flat

Why?



Renovating responsibly

Check for list of works that require HDB's approval on: www.hdb.gov.sg/homerenovation

Need HDB's approval

Only Contractors listed in the Directory of Renovation Contractors!

Who?

No approval required

Any contractor of your choice!



Renovating responsibly

Any contractor of your choice!

- E.g. Carpentry installation, fixing lights and ceiling fans
- May not be aware of HDB's guidelines on working hours
- Need to be separately informed of working timings
- Be a good neighbour and do your part – inform the contractor to give advanced notice!

TIP:

If you are doing DIY works, remember to inform your neighbours too!



Renovating responsibly

Remind your contractors to:

- Use the lifts properly
- Dispose of waste material at appropriate locations
- Keep all works to permitted timings
- Inform neighbours in advance of renovations
- Display notice of renovation outside the flat

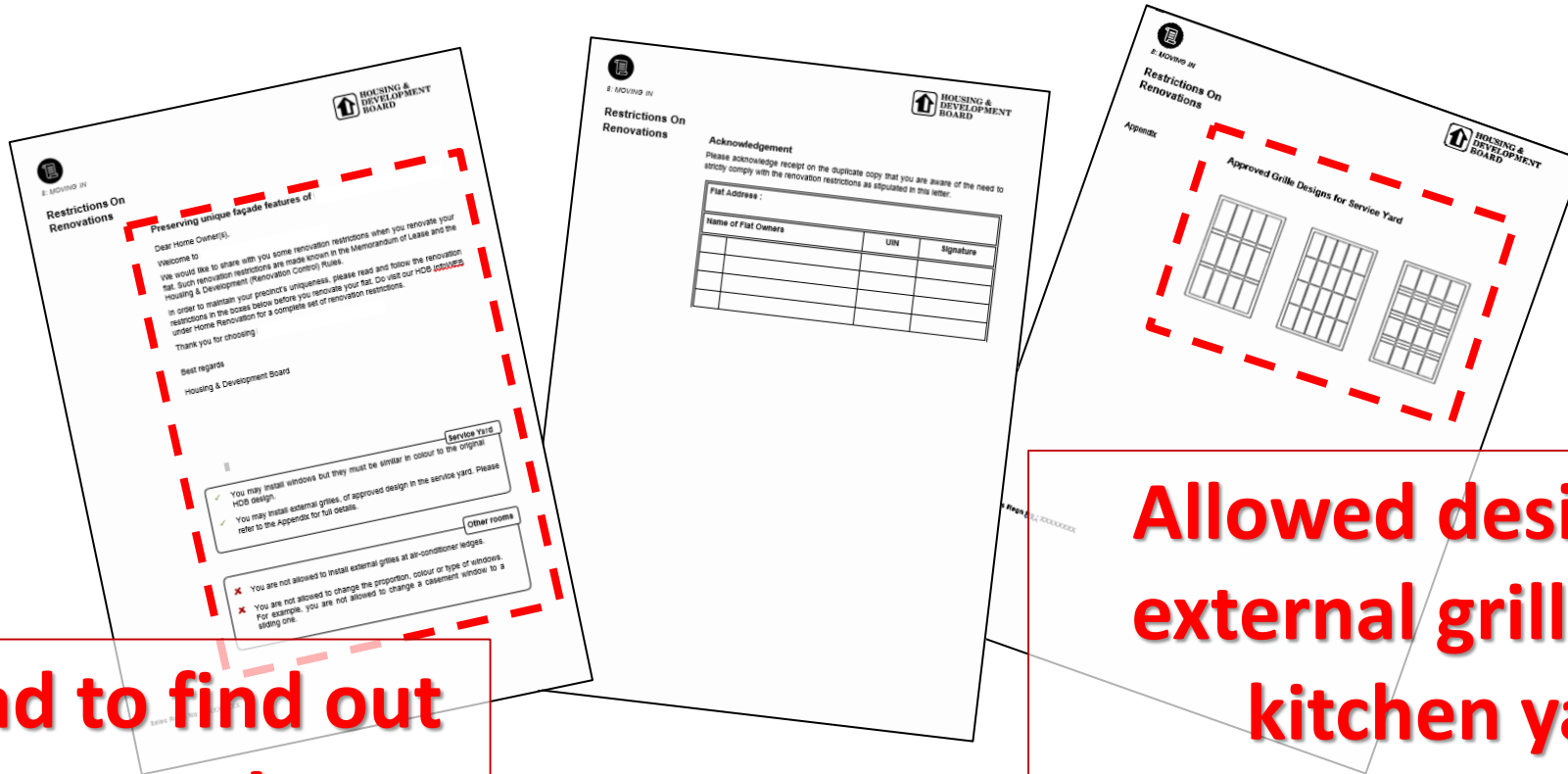


Where to find information



Where to find information

- Collect these along with your house keys!



Read to find out more!

Allowed designs for external grilles (e.g. kitchen yard)



Where to find information

Also available on
www.HDB.gov.sg





A Singapore Government Agency Website



About Us

Residential

Community

Business

Car Parks

e-Services

Login



My Nice Home Gallery

We have refreshed our showflats! Visit us and discover new interior design ideas and inspirations.

[Find out more](#)



Ask Judy

Welcome to HDB InfoWEB, how can we help you?





Welcome back

Last login on 12 Dec 2015 03:38am (Singapore Time)

MY HDBPAGE

Overview

My Flat

Purchased Flat

Rental Flat

Application Status

My Vehicle

My Business

My Correspondence

My Contact



Purchased Flat

Flat Details

Check your flat's date of purchase, purchase price, fire insurance coverage, and update your flat occupiers' information.

[Find out more](#)

Financial Info

Check your account balance and get information on your mortgage loan and upgrading cost.

[Find out more](#)

S&CC Rebates

View your household's S&CC rebates information.

[Find out more](#)

Renovation

Check the details of your renovation permit.

Subletting

Apply to sublet your whole flat, register the subletting of bedrooms, or update any subsequent changes.

SERS

Check the progress of your SERS journey and view the status of your applications/ transactions with HDB.





My HDBPage >

Purchased Flat - Renovation

View Renovation Permits and Renovation Restrictions pertaining to your Unit.

You are flat

Status of renovation permit application!

Permit Number*	Submitted On	Status	Approval Date
B-PG-00021-2018	3 Jan 2019	Approved	4 Jan 2019
B-PG-00038-2018	3 Jan 2019	Pending	-
B-PG-00045-2018	6 Jan 2019	Pending	-

Renovation Restrictions

Renovation Restrictions for specific designs pertaining to BLK [], # [], [], S([])
 Welcome to []
 We would like to share with you some renovation restrictions when you renovate your flat. Each HDB precinct is unique in its features, design and colour scheme. In order to maintain your precinct's uniqueness, please read and follow the renovation restrictions in the boxes





B-PG-00021-2018	3 Jan 2019	Approved	4 Jan 2019
B-PG-00038-2018	3 Jan 2019	Pending	-
B-PG-00045-2018	6 Jan 2019	Pending	-

Renovation Restrictions

Renovation Restrictions for specific designs pertaining to BLK [], # [], [], S([]))

Welcome to []

We would like to share with you some renovation restrictions when you renovate your flat. Each HDB design and colour scheme. In order to maintain your precinct's uniqueness, please read and follow the below before you renovate your flat.

Specific guidelines!

Location	Renovation Restrictions
Service Yard	You may install windows but they must be similar in colour to the original HDB design. You may install external grilles, of approved design .
Air-conditioner Ledge	You are not allowed to install external grilles.
Other Rooms	You are not allowed to change the type of windows, the proportion or colour. For example, you are not allowed to change a casement window to a sliding one.

You can refer to the rest of our **renovation restrictions** which are applicable to all flats, for other works such as building, electrical, gas, or plumbing.





- Moving In
- Renovation**
- Looking for Renovation
- Sale of Recess Area
- Keeping Pets
- Changing Owners/ Occupiers
- My Neighbourhood
- Acquiring Private

Home > Residential > Living in an HDB Flat > Renovation

SHARE
f t M

Renovation

If you are looking to renovate your flat, do remember to engage a contractor listed in the Directory of Renovation Contractors (DRC). This is to ensure that contractors do not damage the building structure when renovating your flat.



Look for the list of contractors here!

Read to find out more

<p>Looking for Renovation Contractors</p> <p>Use our e-Service for the DRC Contractors and BCA Approved Window Contractors.</p> <p>Find out more</p>	<p>Guidelines</p> <p>Familiarise yourself with the guidelines for renovating your flat. These ensure that the all works carried out are safe and comply with statutory requirements.</p> <p>Find out more</p>	<p>Important Information</p> <p>Home owners looking to have your flats renovated should keep in mind what you can and cannot do.</p> <p>Find out more</p>	<p>Applying for Approval</p> <p>Find out if the renovations in your flat requires a permit and how to obtain one if necessary.</p> <p>Find out more</p>
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Section A : Renovation Contractor's Details

Sample

Registration No.

Company Name

Registered Holder's Name

Status

Business Registration Date

Registration Expiry Date

Type of Works

Renovation only

Section B : Company Details (as provided by the company)

Address

Telephone No.

Fax No.

Email

Section C : Infringement History(past 24 months)



Section B : Company Details (as provided by the company)

Sample

Address

Telephone No.

Fax No.

Email

Section C : Infringement History(past 24 months)

Suspension Period	Nature
19/09/2016 - 20/09/2016	Indiscriminately dumping of renovation debris at the common areas.
22/07/2016 - 25/07/2016	Carried out renovation works for non-registered renovation contractor.
01/07/2016 - 04/07/2016	Removed arch entrance without HDB's prior approval.
29/06/2015 - 03/07/2015	Carried out renovation works for non-registered renovation contractor.
Accumulated Demerit Points	21

Note : The renovation registration of the contractor will be suspended if the accumulated demerit points reach 24 points.



Section A : Renovation Contractor's Details

Sample

Registration No.	[blurred]
Company Name	[blurred]
Registered Holder's Name	[blurred]
Status	[blurred]
Business Registration Date	[blurred]
Registration Expiry Date	[blurred]
Type of Works	Renovation and Window

Section B : Company Details (as provided by the company)

Address	[blurred]
Telephone No.	[blurred]
Fax No.	[blurred]





Section B : Company Details (as provided by the company)

Sample

Address

Telephone No.

Fax No.

Email

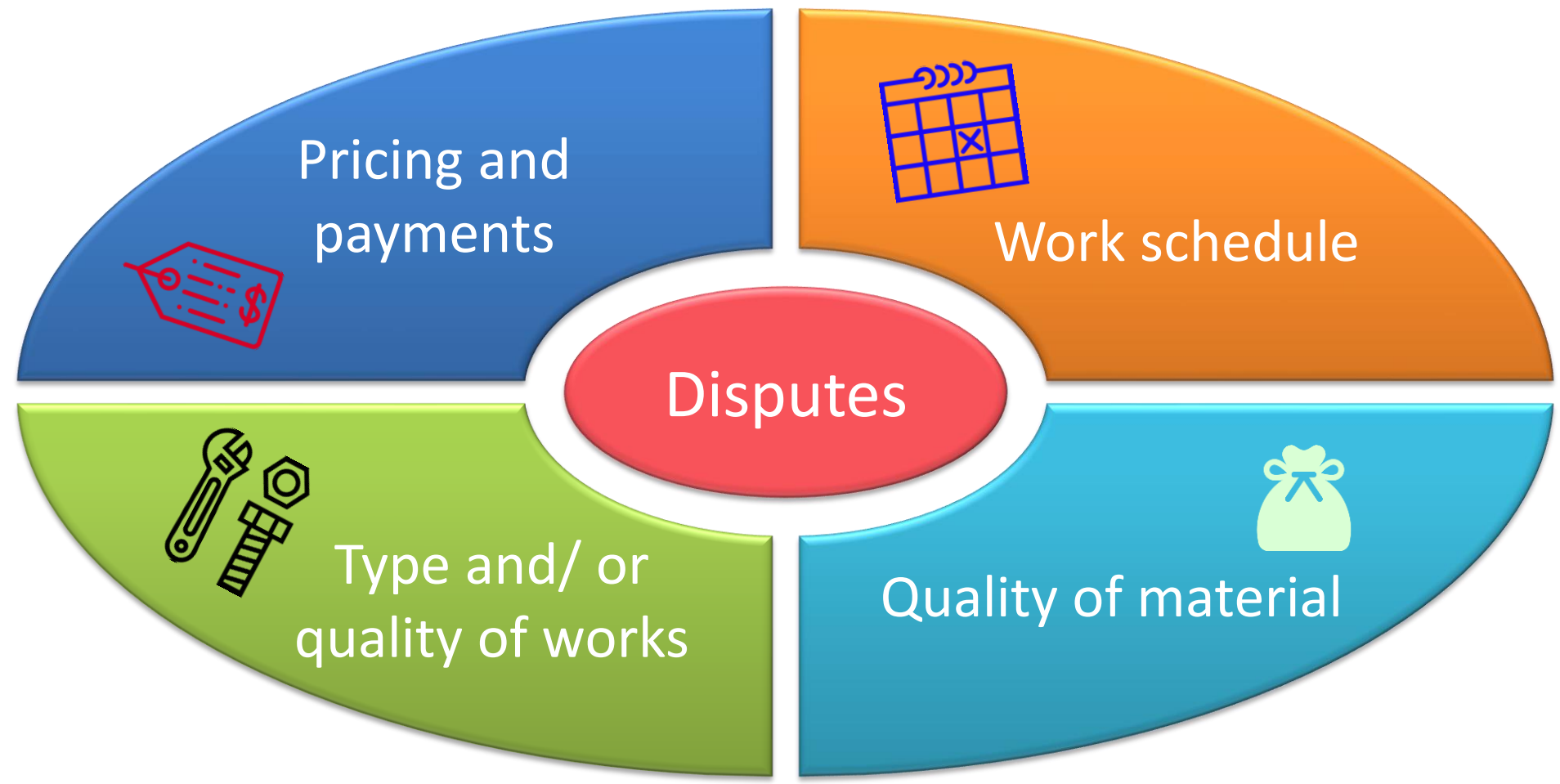
Section C : BCA Approved Window Installers

Name(s)



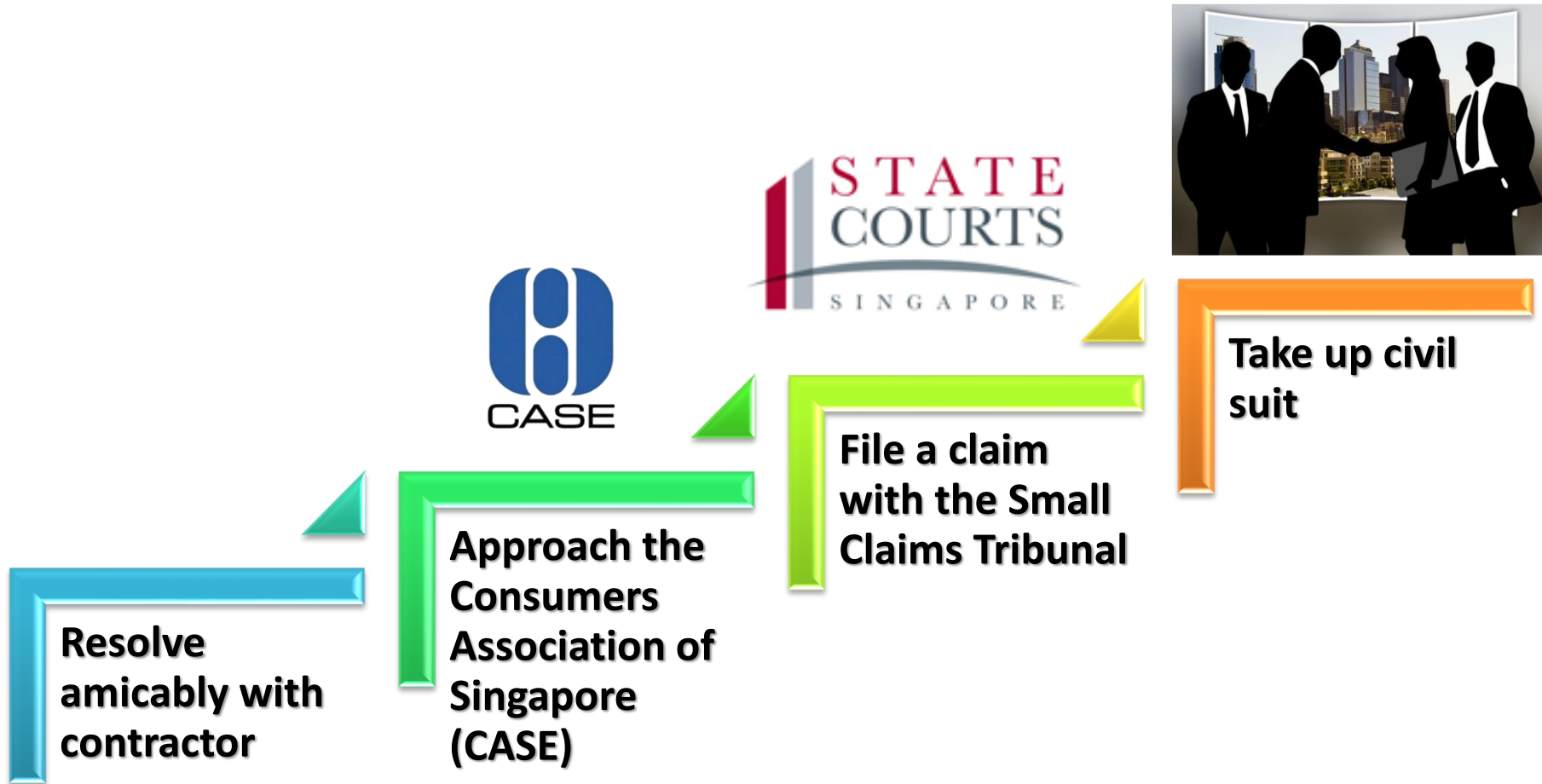


Disagreements with renovation contractor?





Disagreements with renovation contractor?

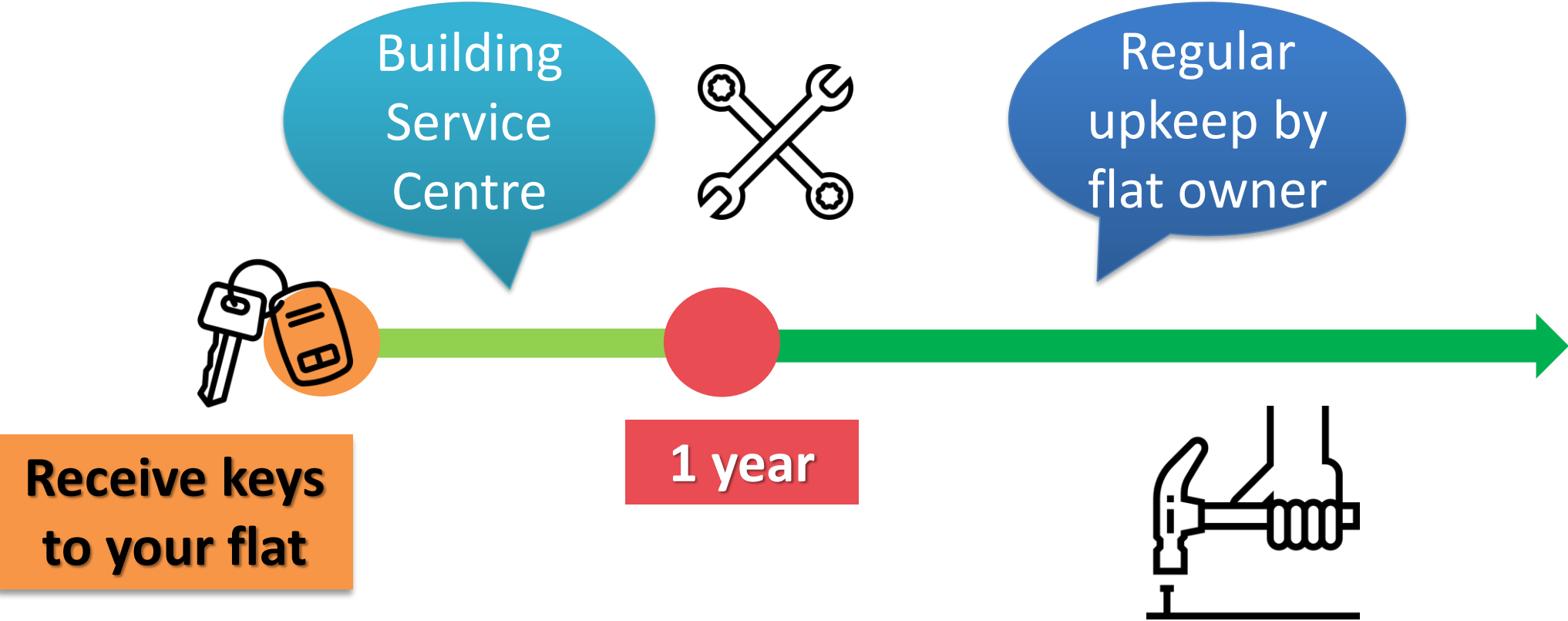




Keeping my home in shape



Keeping my home in shape





Keeping my home in shape

www.hdb.gov.sg/homecareguide

DIY
maintenance
tips



Professional
service
providers

www.hdb.gov.sg/minorrepairs



Useful links

Important information on renovations

www.hdb.gov.sg/homerenovation



Directory of renovation contractors

www.hdb.gov.sg/renocontractors

DIY home maintenance tips

www.hdb.gov.sg/homecareguide



Minor repair contractors

www.hdb.gov.sg/minorrepairs



Useful links

- Watch videos explaining HDB's renovation guidelines here!

English



Mandarin



Malay



Tamil





My Home, I Care!

1

Get the right renovation contractor

2

Get the renovations done according to HDB's guidelines

3

Upkeep your home regularly



Special segment by RCMA



新加坡装修同业商联会
SINGAPORE RENOVATION CONTRACTORS
AND MATERIAL SUPPLIERS ASSOCIATION

RCMA PRESENTS:

H O M E

Interior Design and Renovation:

- What to look out for when choosing an ID
- Tips and Ideas for Work from Home arrangement

Home Renovation

Getting the key to your new HDB is a **significant milestone** and you would want to engage a **professional Interior Designer** to build up this **Dream Home**.

Engaging an Interior Designer can be a little stressful and intimidating if it's your first-time. You are unsure of the whole discussion and renovation process, and worries if it will eventually turn out to exactly what you want.

Finding the **best match** for your home renovation will require you to **spend some time** to meet with a few Interior Design firms. You should feel **comfortable** talking to and working with them.



Good Characteristic of an Interior Designer

1. Listen

- ✓ Hear what their requirements are and not assuming what they want
- ✓ Understand what is their daily lifestyle
- ✓ Check what is the design concept they prefer

2. Knowledgable

- ✓ Update on the current design trend
- ✓ What are the dos and don'ts according to the regulations
- ✓ How to fully make use of the space
- ✓ What are the unnecessary requirement and why

3. Responsive

- ✓ Answer messages and calls promptly
- ✓ Be there whenever any issues occur
- ✓ Constantly updating renovation status

4. Extra Value

- ✓ Providing the service that you have never thought of, eg. Free Moodboard Proposal, Site Viewing

Tips and Ideas for Work from Home Arrangement

Since the start of the Covid-19 pandemic, working from home has become the new norm. Even though working from home comes with its benefit, but many feels that it's not productive enough. Mainly due to the different distractions at home and also having a cluttered workspace.

In the next two slides, we will share on how you can improve on the productivity and efficiency with a good working environment at home.



Tips and Ideas for Work from Home Arrangement

Maximising available space

Do you have an extra space at home where you can convert into an home office? Here are some ideas that you can do:

- ✓ Create a small home office in the living area
- ✓ Set up a small area in your large walk-in wardrobe space as your home office
- ✓ Create a table space beside the storage compartment so you can reach out to your documents easier



Tips and Ideas for Work from Home Arrangement



Just a Table

No luxury of space? Not a problem.

What you truly need is a space that is cosy, comfortable, that will allow you to have endless inspiration flowing in.

Before buying the furniture, ensure you check on the following:

1. Confirm the area where you would like to fit your furniture in
2. Measure the area and the furniture to ensure accurate fitting
3. Get a comfortable chair as you will be seated long hours



NEED IDEAS FOR YOUR RENOVATION?



Get informed & educated
before deciding on your
renovation.



Scan to
learn more!



THANK YOU!



Scan to read
up past articles



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