



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**



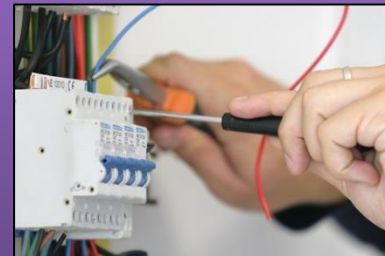
**BCA-
Approved
Windows
Contractors**



**Licensed
Gas
Workers**



**Licensed
Electrical
Worker**



**BCA-
Trained Air
Conditioner
Installer**

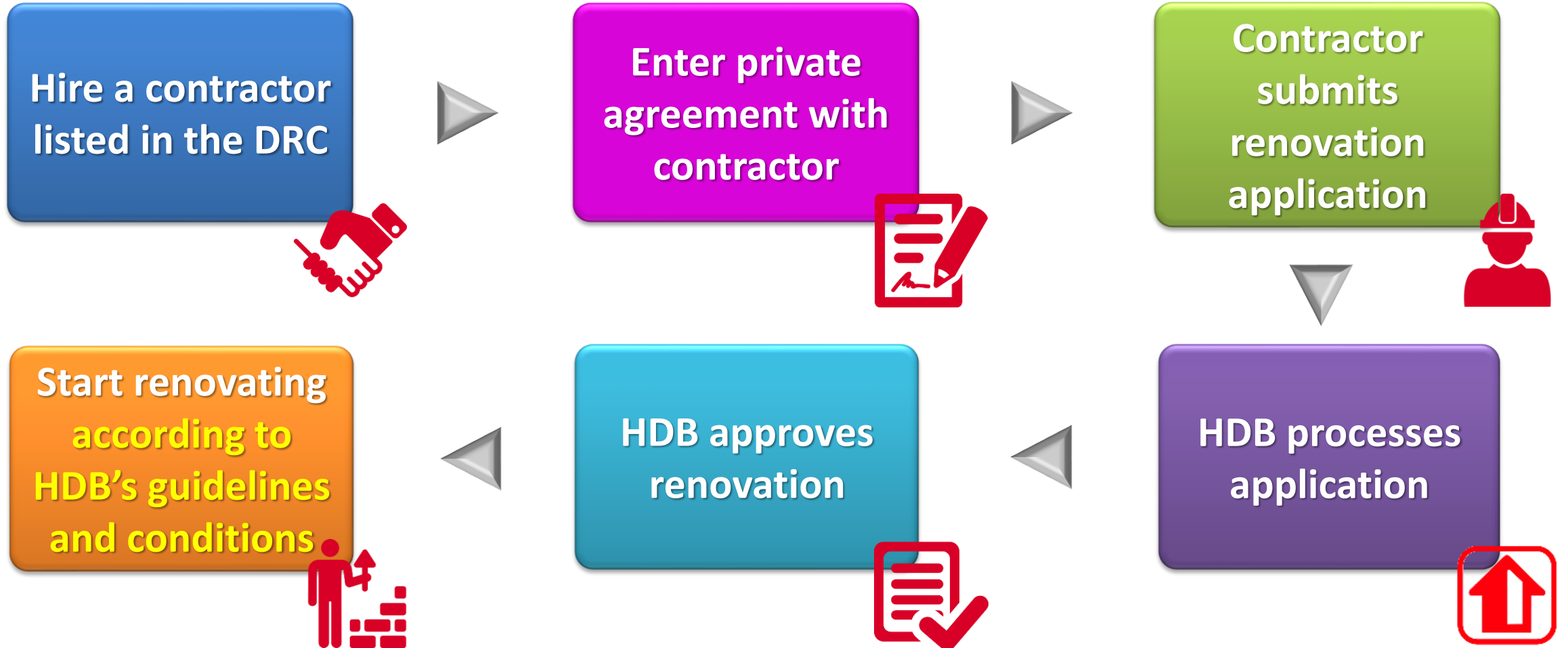


**Licensed
Plumber**





Renovating right, by the right person





Renovating right, by the right person

Did you know?



Unauthorised 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



Unauthorized hacking can be dangerous!

14 cases discovered between 2019 and 2021



Flat owners and contractors were prosecuted in court



Renovating right, by the right person

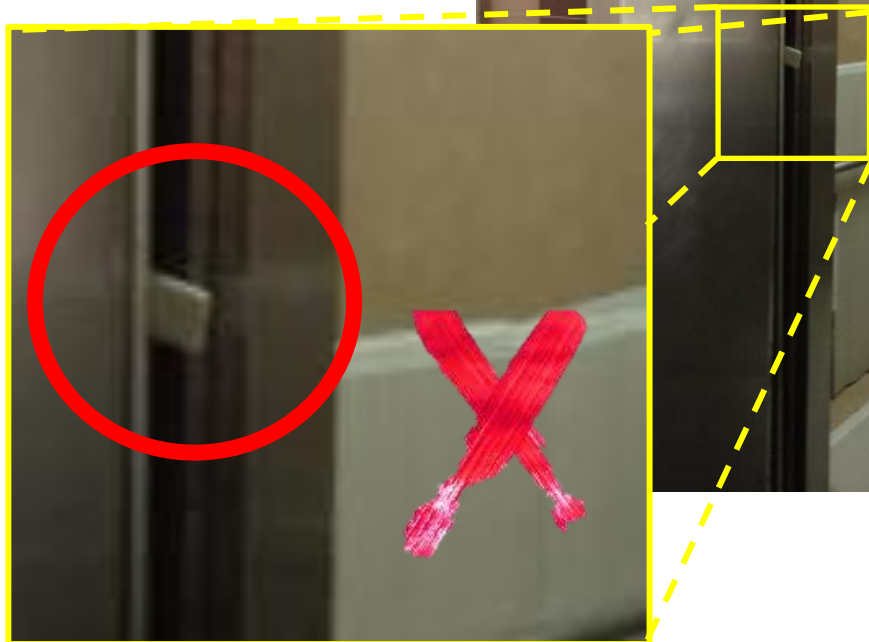
- Hire only contractors listed in the Directory of Renovation Contractors
- Read and understand HDB's guidelines and conditions stated in the permit



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



Potential tripping hazard!

- × 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!



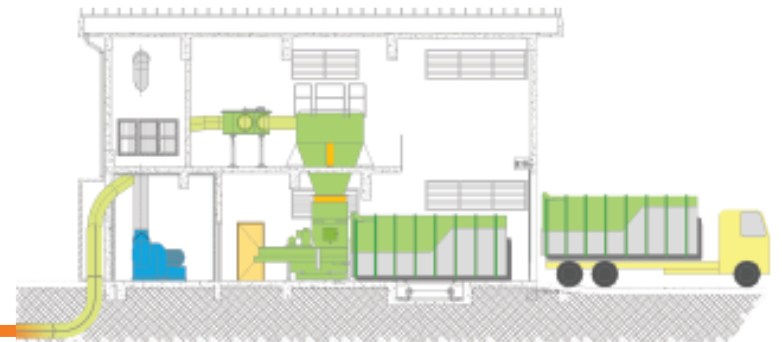
Renovating responsibly

Pneumatic Waste Conveyance System

- No odours
- Less spillage, fewer pests
- No inconvenience and noise from collection trucks



Waste transported
by suction 



Centralised Bin Centre



Renovating responsibly

Pneumatic Waste Conveyance System

Do not dispose such waste into the chutes



Planks, boards, and cementitious waste



Long objects like poles, pipes and sticks



Styrofoam and Carton boxes



Renovating responsibly

Pneumatic Waste Conveyance System



- ✓ Remind movers, deliveryman, suppliers, contractors to dispose their waste properly
 - ✓ For household waste, use only a bag that can fit fully within the refuse chute hopper
- × Do **not** dispose burning waste into the chute
 - × Do **not** dispose folder carton boxes, foam packing material, or cloth materials

For these information, visit: <https://go.gov.sg/hdb-pwcsuserguide>:





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				
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

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9am				PH?			
				Rest day!			Rest day!
5pm							
6pm							



Renovating responsibly

- Keep to the allowable days

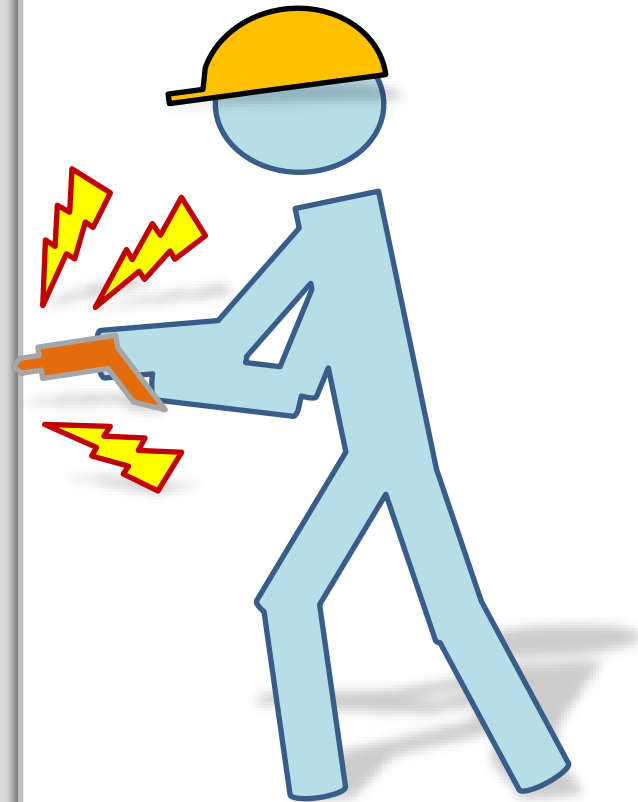
	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9am							
			And no noisy works on eve of MAJOR PH!	PH?			Rest day!
5pm				Rest day!			
6pm							

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

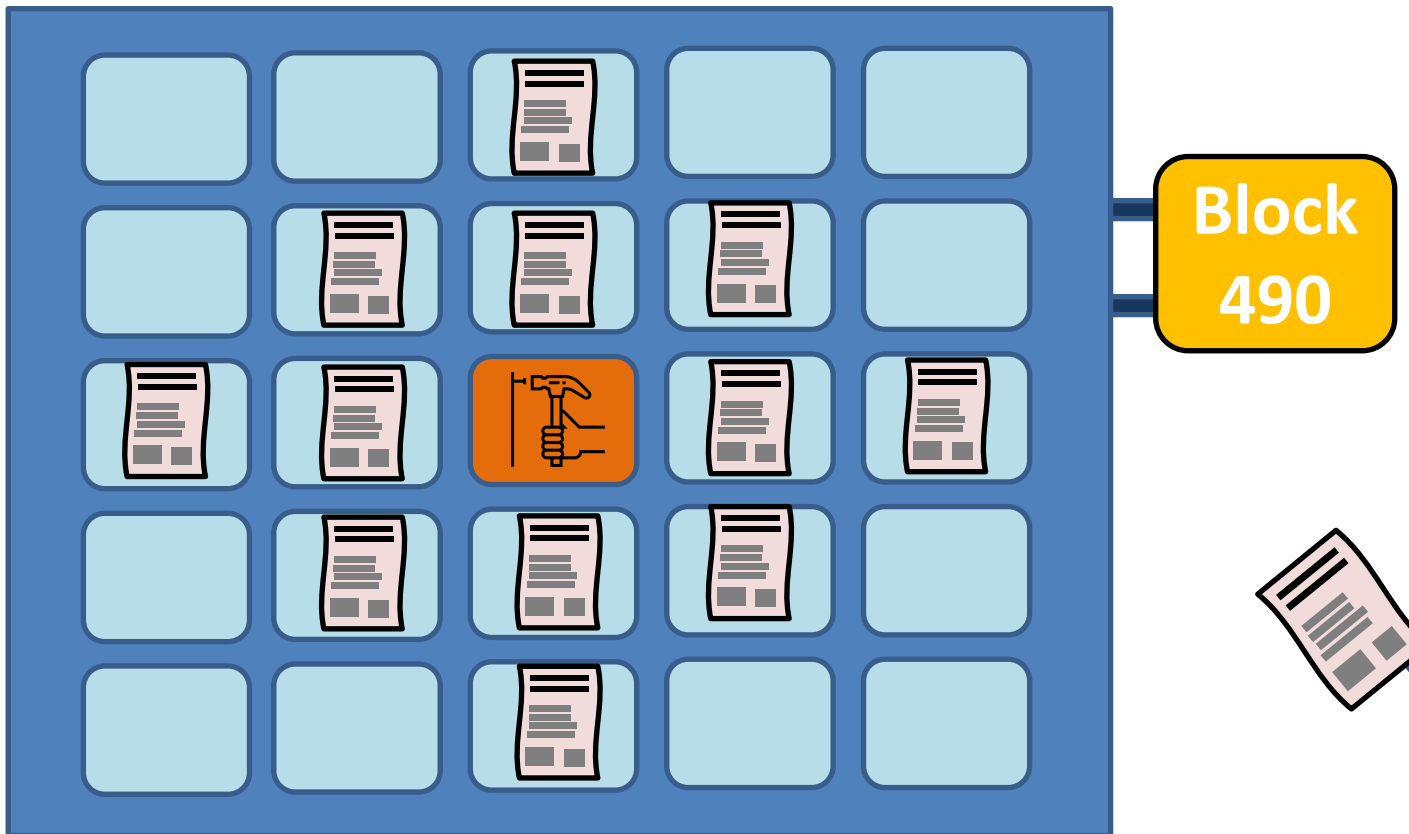




Renovating responsibly

Remind your contractors to notify the neighbours in advance

- 2-units all round
- 5 days in advance
- Served door-to-door

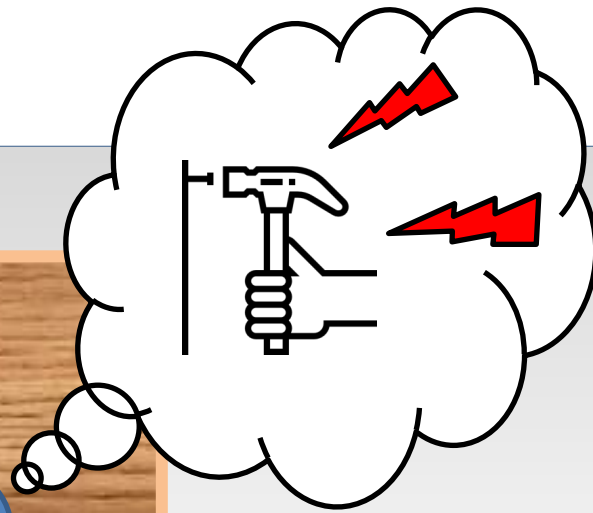
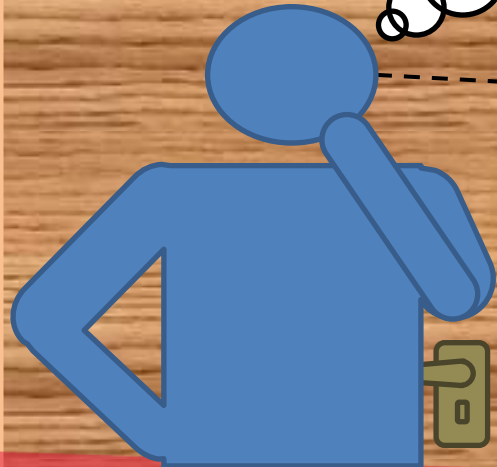




Renovating responsibly

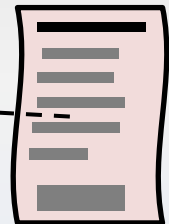
Remind your contractors to display a notice of renovation outside the flat

#15-16



Details of contractor,
dates of renovation...

#15-17





Renovating responsibly

How can I provide feedback about these?

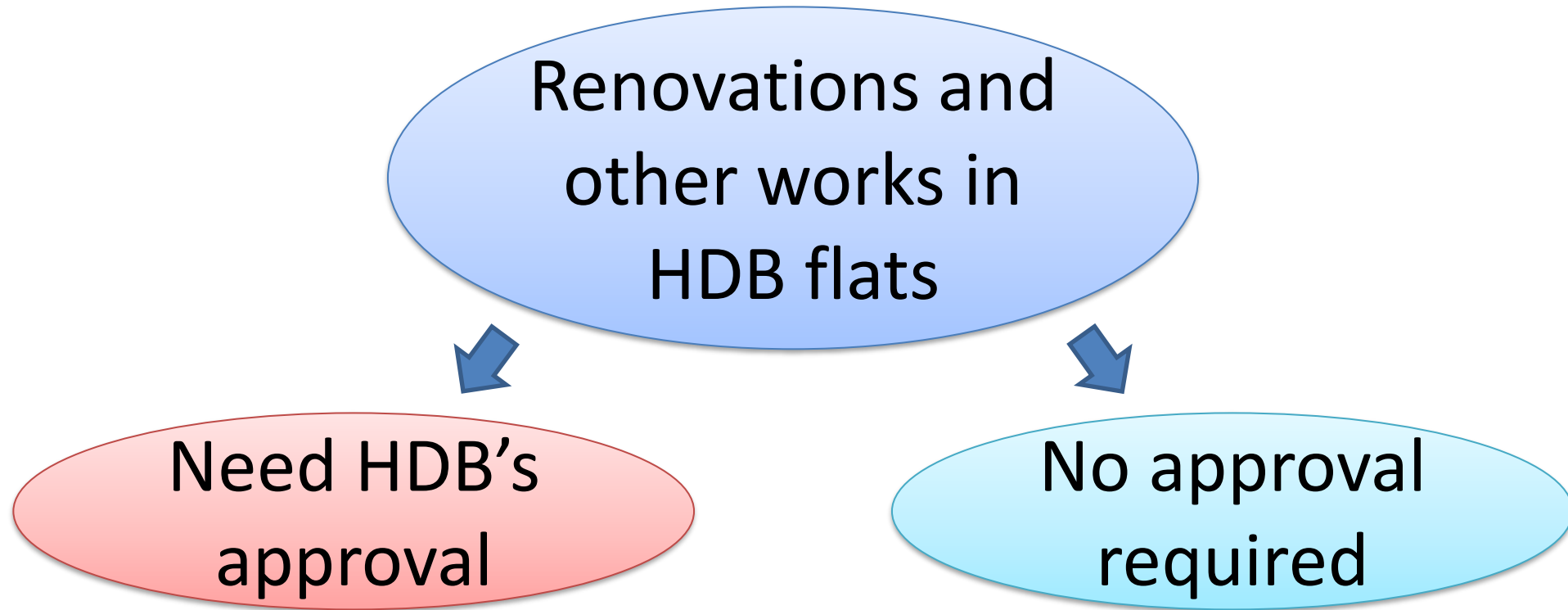


Also available
in the app
stores!

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



Renovating responsibly





Renovating responsibly

Check for list of works that require HDB's approval on: <https://go.gov.sg/hdb-reno>

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

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

Need HDB's approval

Only Contractors listed in the Directory of Renovation Contractors!

No approval required

Any contractor of your choice!

Who?



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!



Renovating responsibly

TIP: DIY works by flat owner

- E.g. Fixing hammering a nail, drilling holes for fittings, sawing materials
- Inform your neighbours in advance too
- Especially if carrying out the works outside of the usual renovation timings and days!



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

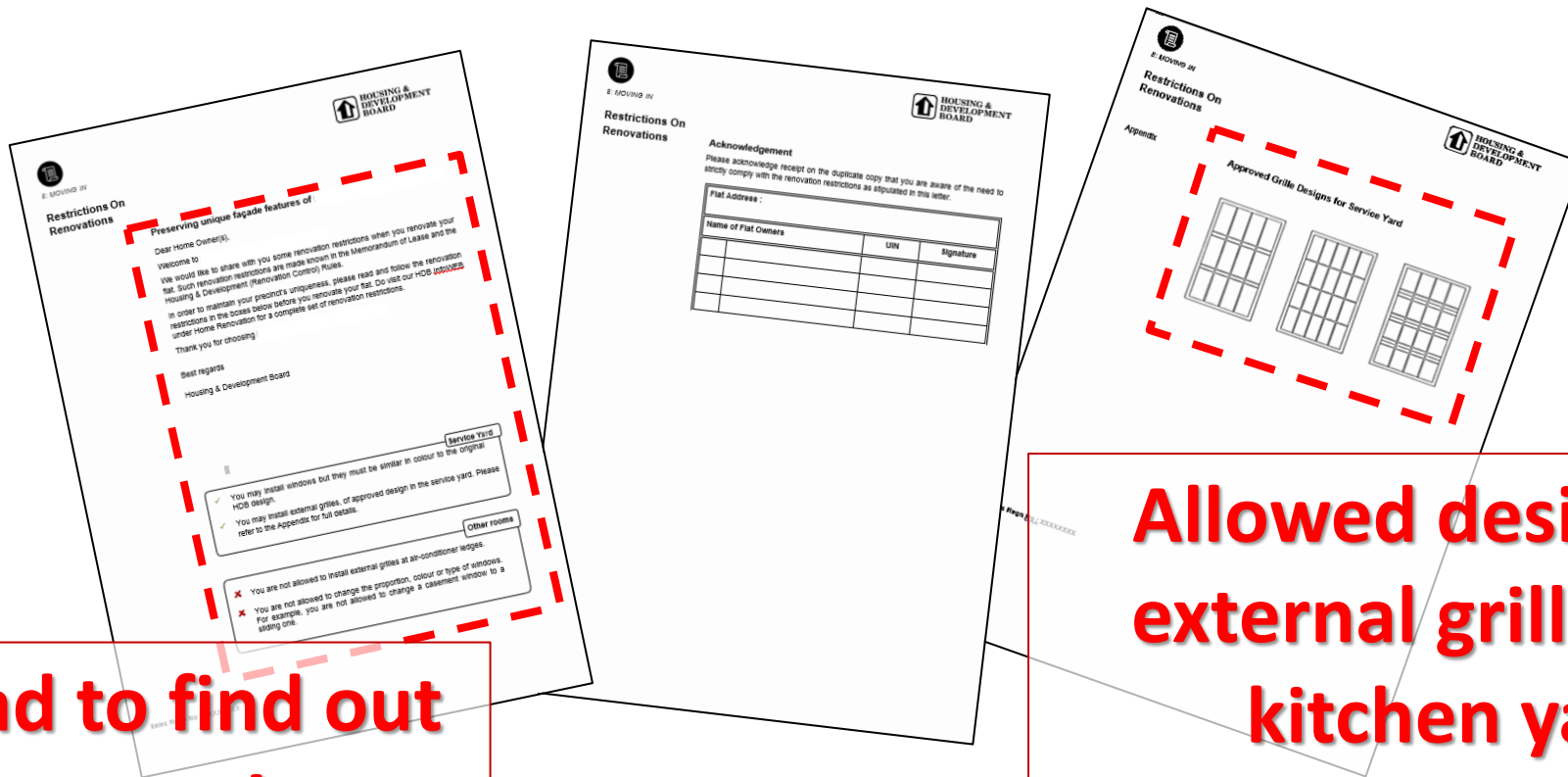


Where to find information



Where to find information

- Collect these along with your house keys!



Read to find out more!

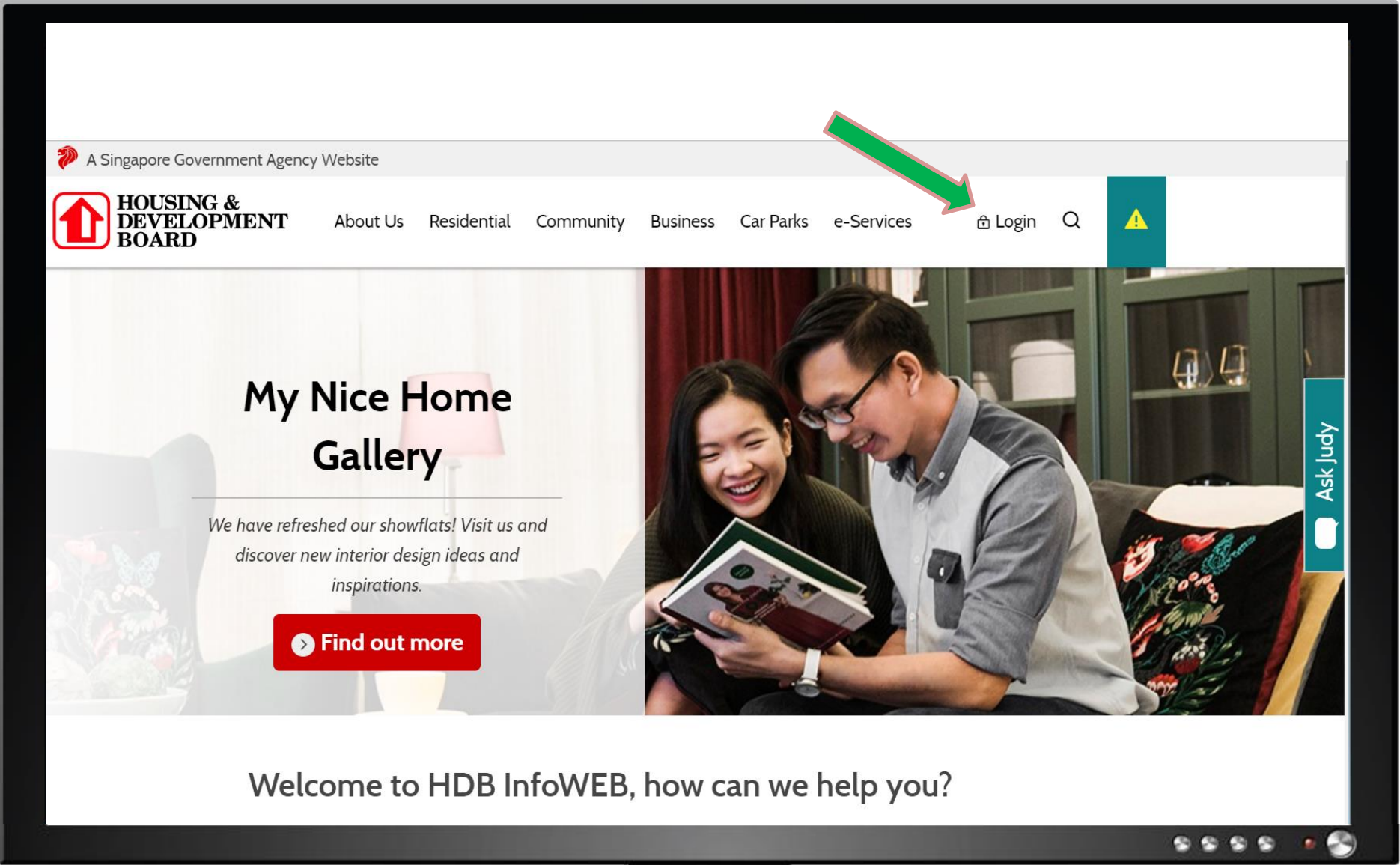
Allowed designs for external grilles (e.g. kitchen yard)



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

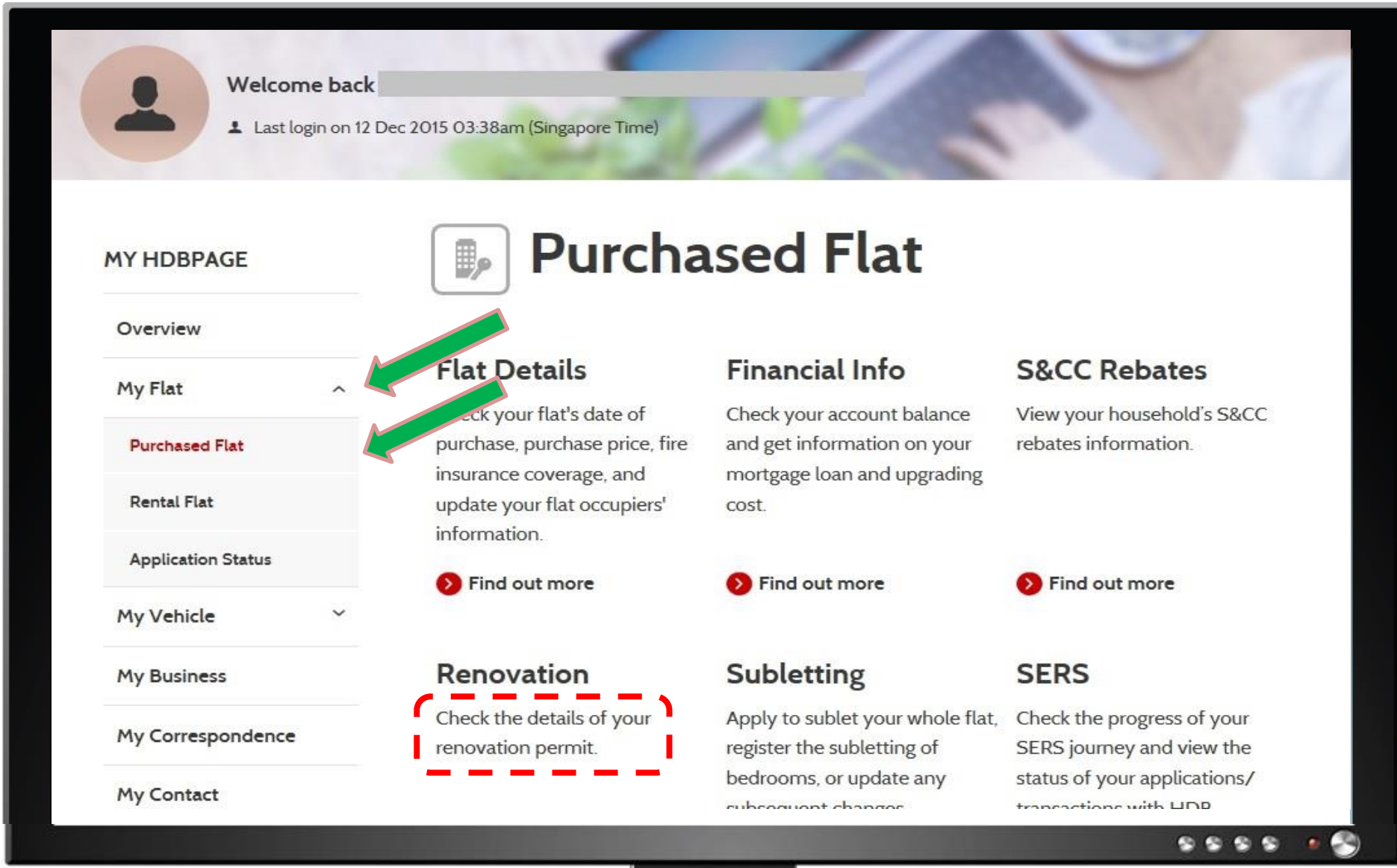
We have refreshed our showflats! Visit us and discover new interior design ideas and inspirations.

[Find out more](#)

Ask Judy

Welcome to HDB InfoWEB, how can we help you?





Welcome back [blurred name]

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

MY HDBPAGE

Overview

My Flat ^

Purchased Flat

Rental Flat

Application Status

My Vehicle v

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!

• BLK

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,



B-PG-00045-2018

6 Jan 2019

Pending

-

Renovation Restrictions

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

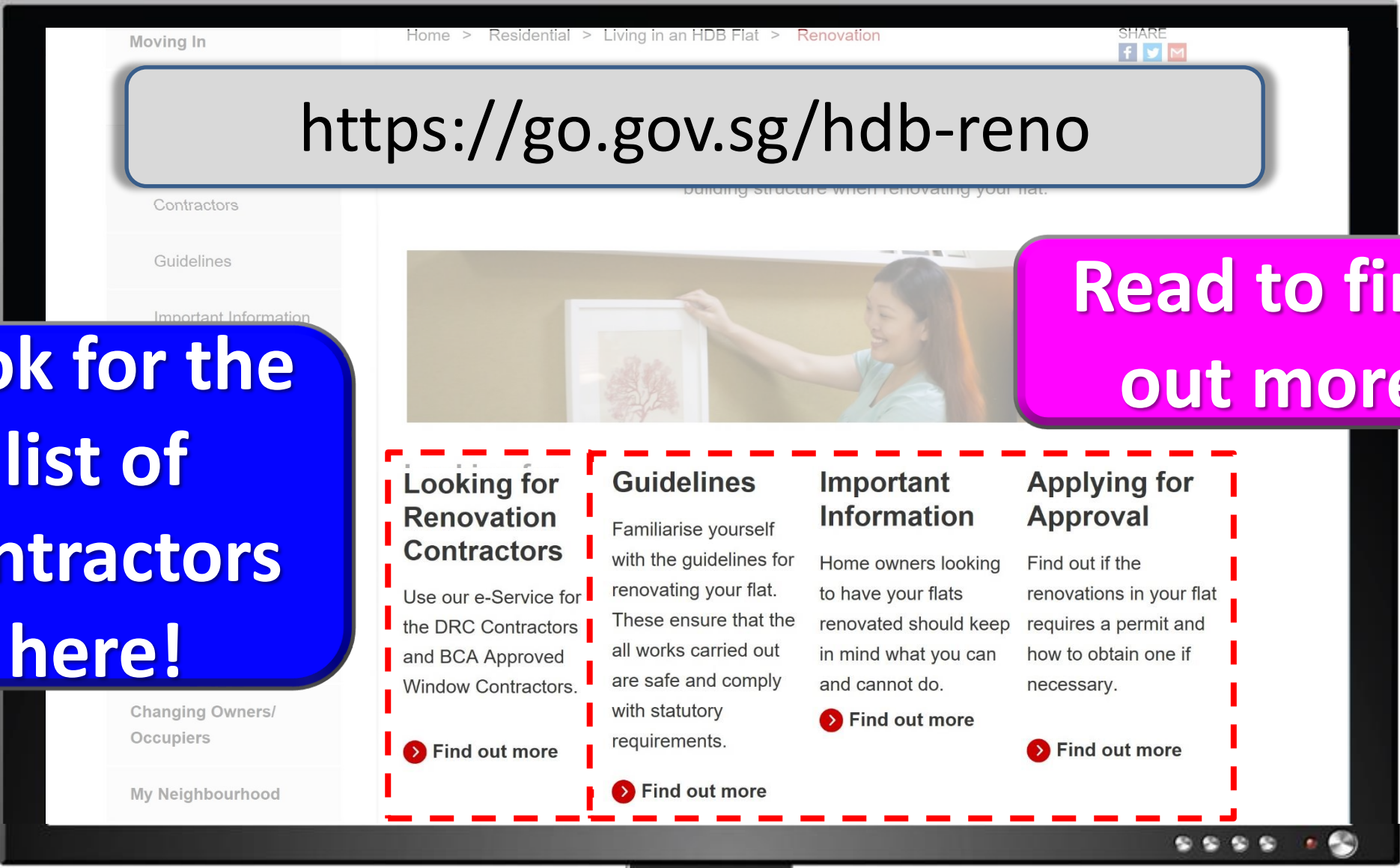
Welcome to [REDACTED].

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.



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

Look for the list of contractors here!

Read to find out more

Moving In

Home > Residential > Living in an HDB Flat > Renovation

SHARE
f t M

Contractors

Guidelines

Important Information

Changing Owners/
Occupiers

My Neighbourhood

Looking for Renovation Contractors

Use our e-Service for the DRC Contractors and BCA Approved Window Contractors.

➤ Find out more

Guidelines

Familiarise yourself with the guidelines for renovating your flat. These ensure that the all works carried out are safe and comply with statutory requirements.

➤ Find out more

Important Information

Home owners looking to have your flats renovated should keep in mind what you can and cannot do.

➤ Find out more

Applying for Approval

Find out if the renovations in your flat requires a permit and how to obtain one if necessary.

➤ Find out more



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 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.



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]



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

Sample

Address

Telephone No.

Fax No.

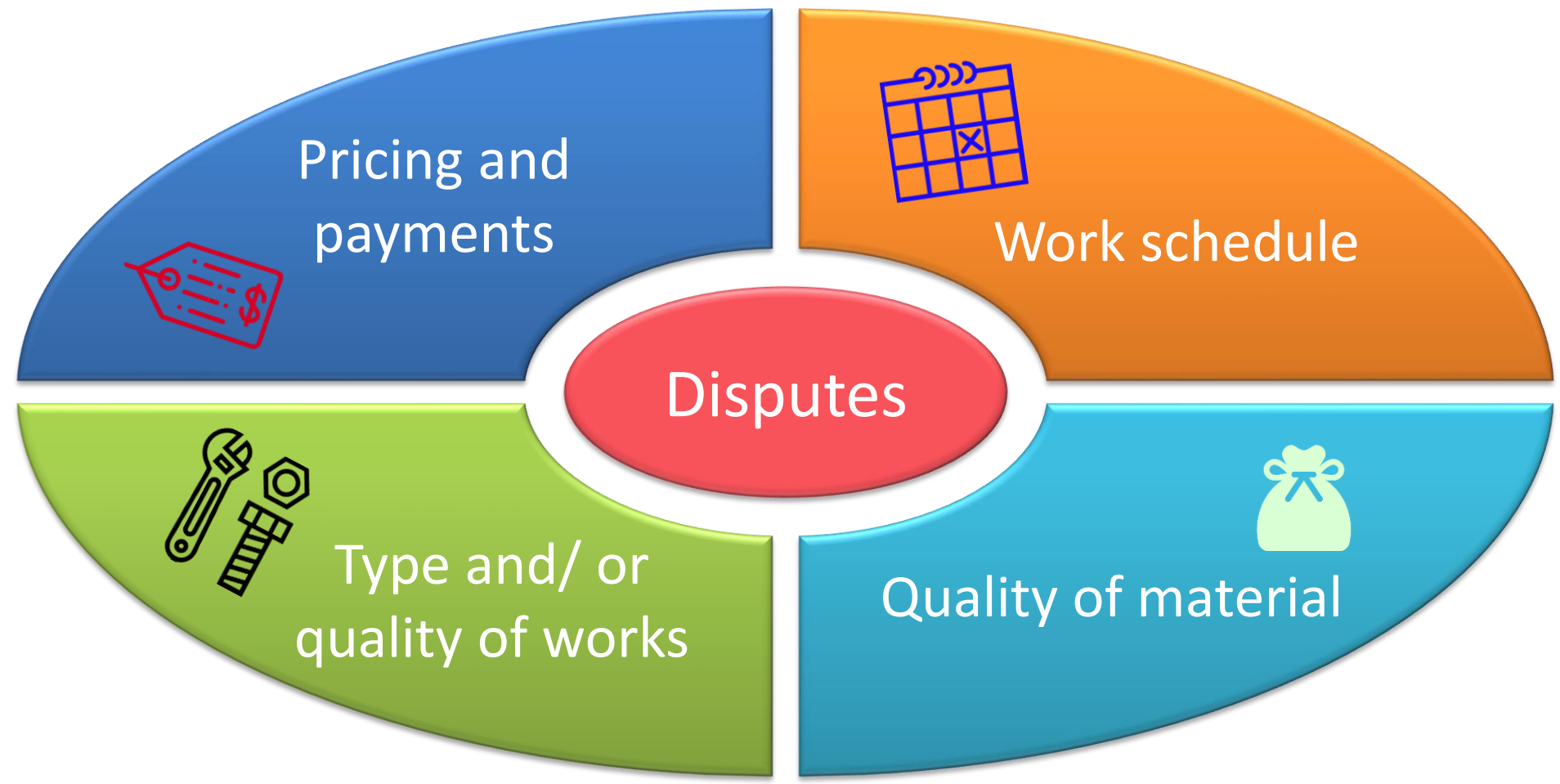
Email

Section C : BCA Approved Window Installers

Name(s)

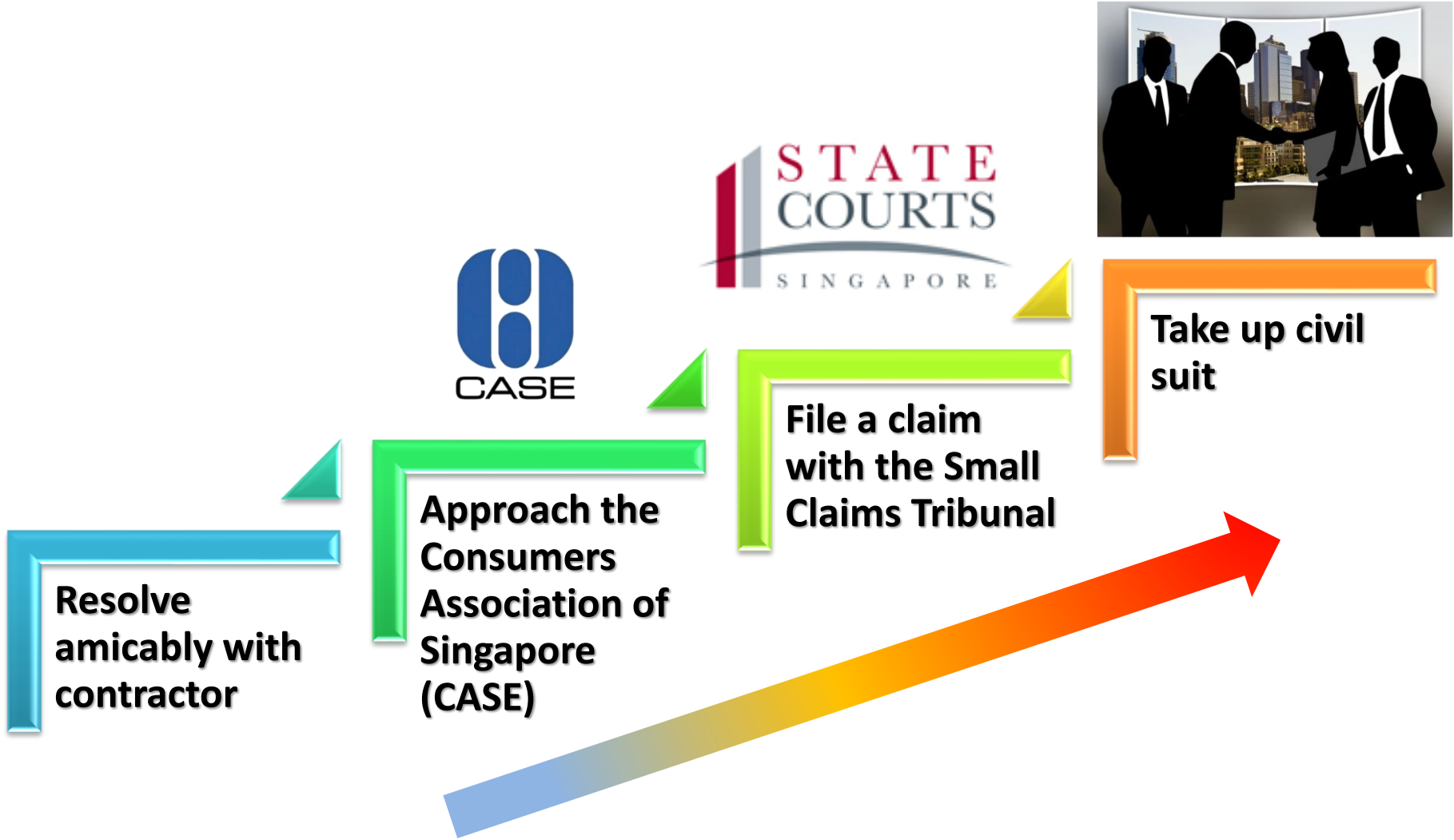


Disagreements with renovation contractor?





Disagreements with renovation contractor?

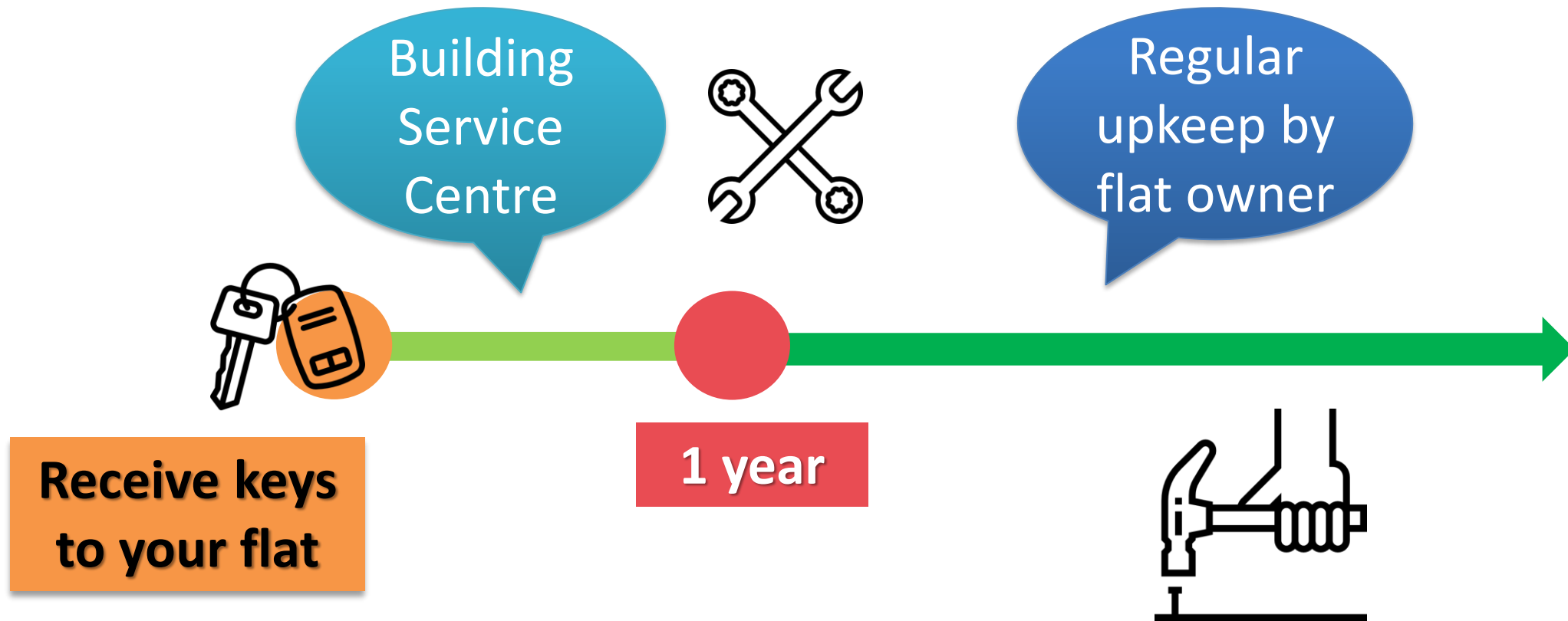




Keeping my home in shape



Keeping my home in shape





Keeping my home in shape

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

DIY
maintenance
tips



Professional
service
providers

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



Useful links

Important information on renovations

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



Directory of renovation contractors

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

DIY home maintenance tips

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



Minor repair contractors

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



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 turns 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. Knowledgeable

- ✓ 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

Maximizing 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



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Design Pte Ltd



Vice President
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Committee Member
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Committee Member
Mr Gary Wee
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Pte Ltd



Committee Member
Mr Henry Yeo
In2space Interior
Pte Ltd



Committee Member
Mr James Lee
MJS Interior
Pte Ltd



Committee Member
Mr John Foo
Rest & Relax
Interior



Committee Member
Mr Kaden Choa
Excel Hardware
Pte Ltd



Committee Member
Mr Marcus Ng
Lian Hin Pte Ltd

RCMA ADVISORS 会务顾问



MP Advisor
Mr Ang Wei Neng
(Member of Parliament
for West Coast GRC)



Legal Advisor
Mr Raymond Lye
(BBM)



Associate Advisor
Mr Lim Ah Bah
(BBM)



Associate Advisor
Dato' Sri
Ang Chee Guan
(PBM)



Associate Advisor
Mr Tan Boon Sang
(PBM)



Associate Advisor
Mr Chua Chwee Cheok
(PBM)



Associate Advisor
Mr Wong Sang
(PBM)



Associate Advisor
Mr Richard Koh
(PBM)



Associate Advisor
Mr Tan Chim Hoon
(PBM)



Associate Advisor
Mr Lim Long Huat
(PBM)



Singapore Renovation Contractors and Material Suppliers Association (or RCMA) is a non-profit organisation formed since 1980, led by a group of voluntary business owners, each driven with a passion for design and renovation and a mission to develop the industry.

RCMA collaborated with HDB in many BTO projects, and with CASE and launched the CaseTrust-RCMA Joint Accreditation Scheme in which homeowners will be insured with an insurance bond, guaranteeing a 100% payback on their down payment.

RCMA will continue to forge ahead with more innovations and initiatives to make a positive impact to the interior renovation and design industry.

Rogue companies plague the industry


Consumers helpless, taken advantage and fall prey

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Singapore

Transparent pricing, clear deadlines among recommended practices for renovation industry

05 May 2022 04:13PM
(Updated: 05 May 2022 04:13PM)



Do you know what to look out for when engaging interior design or renovation services? (Photo: iStock)

Rogue contractor pleads guilty to cheating 110 people of S\$247,400 in HDB renovation works

Lydia Lam
@lydiacna

14 Feb 2022 04:34PM
(Updated: 14 Feb 2022 04:34PM)



File photo of the State Courts in Singapore. (Photo: CNA/Jeremy Long)

BUSINESS

Singapore family's 5-month renovation nightmare




The family had to start a court action against the rogue contractor who went missing after collecting about \$15,000 of the total payment. (PHOTO BY MFE)

Singapore

How to avoid a renovation nightmare: Tips from home owners and experts

Cheryl Lin
@CherylLinCNA

16 Apr 2022 06:05AM
(Updated: 16 Apr 2022 11:29AM)




A view of a living room after renovation was completed. (Photo: Ms Choo)

THE STRAITS TIMES

SINGAPORE

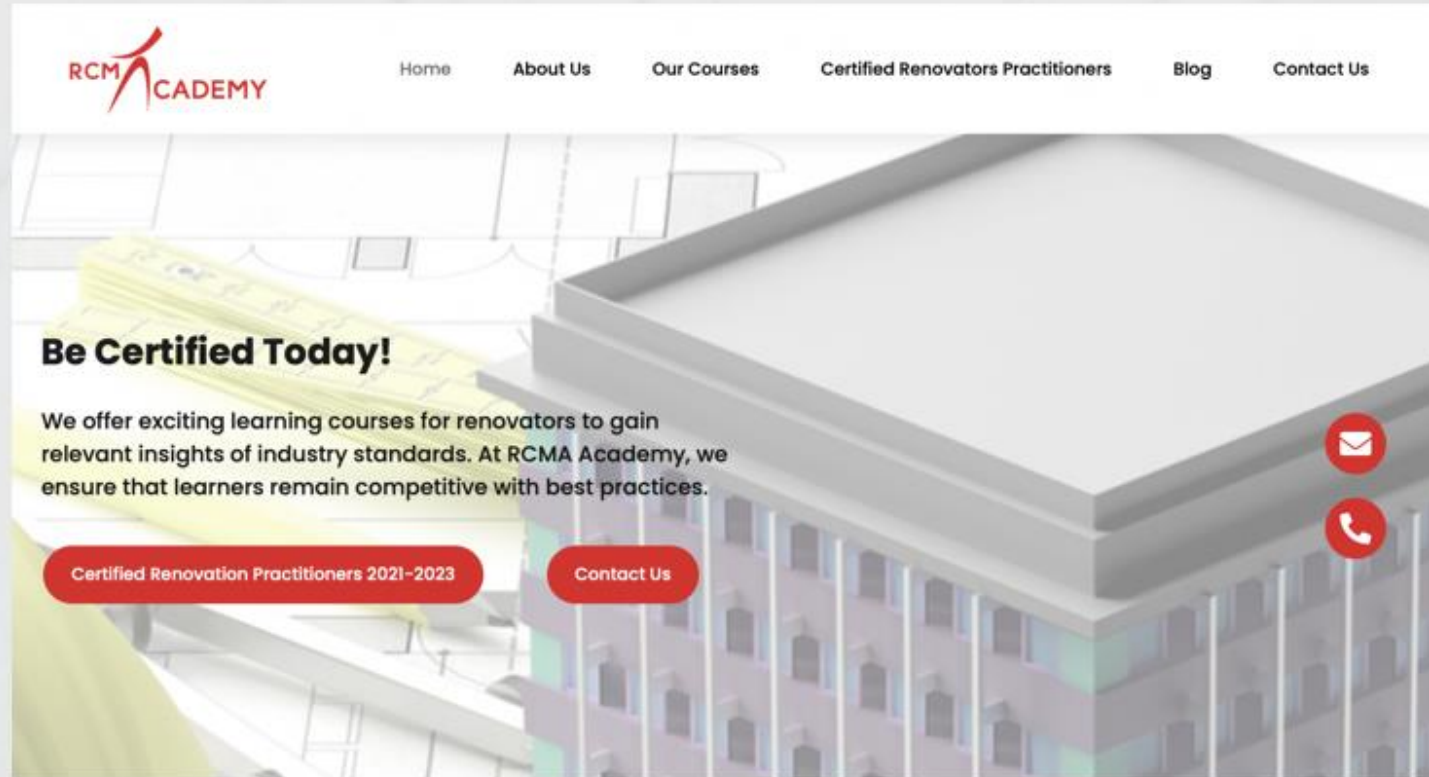
10 people left in the lurch after paying for renovation; 2 victims file police report



What homeowners should do to avoid such situations?

1. Look for **Reputable** renovation companies
 - ✓ HDB's Directory of Renovation Contractors
 - ✓ ACRA Registered
2. Conduct background checks
 - Ensure the company has a **paid-up capital** of \$50k and above. You need to exercise prudence when dealing with a low capitalised company.
3. Research on past projects done and customer reviews
 - Nothing's better than **actual reviews from homeowners**. Social media is one of the popular platforms where you can look at not just reviews, but also the company's recent or past project works done.
4. Be careful about **Massive Upfront** deposits
 - NEVER** pay the full amount for your renovation even before any commencement of work. If it's the interior designers that requested for the upfront payment, do contact the company's management to clarify. Also, check if the company has any payment schedule.

Government and association with industry veterans are coming together



The banner features the RCMA Academy logo in the top left corner. A navigation menu includes links for Home, About Us, Our Courses, Certified Renovators Practitioners, Blog, and Contact Us. The main text reads: "Be Certified Today! We offer exciting learning courses for renovators to gain relevant insights of industry standards. At RCMA Academy, we ensure that learners remain competitive with best practices." Below this text are two red buttons: "Certified Renovation Practitioners 2021-2023" and "Contact Us". On the right side, there are two red circular icons: an envelope for email and a telephone for contact.



**"RCMA Academy Launch graced by
Minister of State of National
Development Mr Tan Kiat How and
MP Mr Ang Wei Neng"**



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



Follow us on
our Facebook
to get notifications of upcoming events

Renovation Guidebook

SINGAPORE RENOVATION CONTRACTORS AND MATERIAL SUPPLIERS ASSOCIATION

RENOVATION



SAASRENT.COM HOMEOWNERS' CHOICE

CLASSIC GOOD LOOKS

IN THIS HOME, CLASSIC FEATURES HAVE BEEN GIVEN A SLEEK UPDATE BEFITTING A FAMILY HOME. THE DESIGNERS FROM REZT & RELAX INTERIOR ALSO ENSURED THAT THERE ARE PLENTY OF STYLISH ELEMENTS THAT ENCOURAGE A SENSE OF MODERN GLAMOUR.



RENOVATION EXPERT PERFORMANCE AWARD Certificate

RENOVATION (S) S. 40(1) (CLASS) Housing Development Board

STYLISH FURN & THINGS TO GOZ UP YOUR HOME

HOUSING DEVELOPMENT BOARD

NEED FULL HOME FURN & THINGS TO GOZ UP YOUR HOME

STYLE Modern Contemporary

HOME TO Family with Kids



In this BTJ apartment, style meets substance, wrapped in a sleek and modern package. A clean and uncluttered palette gave the home its any character, complemented by a white and wood combination that lightens the interior.

TOUCH AND FEEL

Textures play a pivotal role in the interior design, with pale wood laminates making their presence felt throughout the home. This is paired with similarly subtle cement-like surfaces that contrast elegantly against the home's polished floors and whitewashed walls. But this home is not without its pops of colour. The bedroom in particular, features a deep shade of red that acts as the backdrop to the otherwise neutral colour palette.

FEATURE



Laminates counter tops used to be extremely popular a few decades back. It's made by compressing layers of paper and melamine resin, creating a thin yet strong material that's lightweight. Some of the biggest advantages of laminates include its price, aesthetics and simplicity of installation.

AT A GLANCE

- Affordable
- Low maintenance, easy to clean and waterproof
- High quality laminates are resistant to bacteria
- New technology makes some laminates resistant to scratches, burns and stains
- Difficult to repair if damaged
- Wide range of patterns and textures, including stone and wood lookalikes

ALTERNATIVE MATERIALS

Over the years, alternative countertop materials are making themselves known to the modern kitchen. Some might be more unconventional than others, but they all have their pros and cons.



This relatively new material is made from, essentially, paper pulp soaked with resin. Multiple layers form dense, thick panels that are lightweight but extremely durable and resistant.



Metals in the kitchen are more often seen in industrial kitchens, but can look quite at home in the home. Aluminium and steel are sleek, durable and extremely resistant to bacteria. They're also surprisingly simple to clean and maintain.



Although uncommon, some homeowners use large format tiles in place of the traditional kitchen countertop. This is an arguably aesthetic decision, as it may be more difficult to clean and maintain.



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