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# Your **HDB** Living



# Topics



**1** Starting Your HDB Living



**2** Renovating & Maintaining Your Home

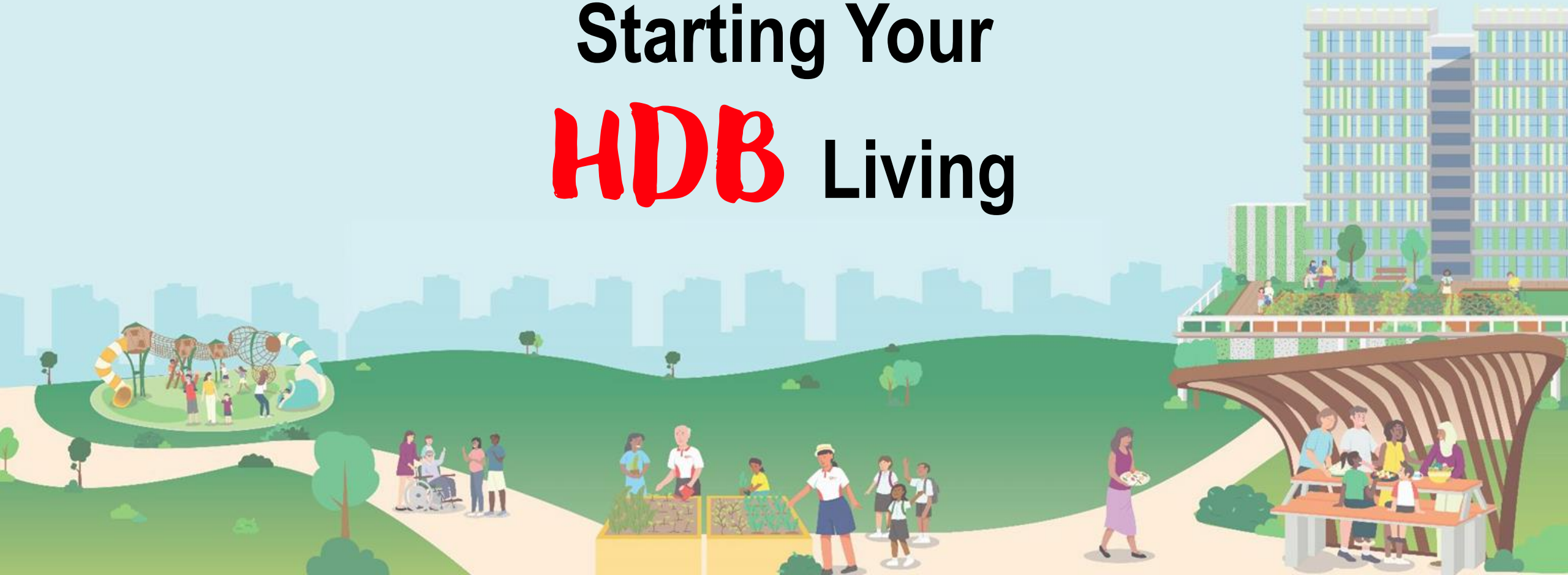


**3** Being A Good Neighbour



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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



HDB said in December 2022 that it took enforcement action in 53 cases of owners routing MOP rules from 2017 to November 2022. PHOTO: JASON GUAN

**THE STRAITS TIMES**  
Published 22 Dec 22

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



A three-room HDB flat at 110A Depot Road, described as 'never stayed in before, brand new' in its listing, has an asking price of \$650,000. PHOTOS: SCREENSHOTS FROM PROPERTYGURU

# 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?

You can find the information in table below:

How do I proceed to rent out a bedroom?

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

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

# Renting Out During MOP



THE STRAITS TIMES  
Published 19 Apr 2016

THE STRAITS TIMES

SINGAPORE

LOG IN

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



2 of 2 A former tenant said that a Teban Gardens flat had up to 20 tenants. A "room" was created in the living room and even the storeroom was rented out. PHOTO: SHIN MIN DAILY NEWS READER

Chew Hui Min

PUBLISHED APR 19, 2016, 6:21 PM SGT



THE STRAITS TIMES  
Published 10 Sep 2013

THE STRAITS TIMES

SINGAPORE

LOG IN

## Short-term home rentals illegal, warn authorities

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



Rising numbers of holidaymakers around the world are using Internet booking sites to stay in homes as a cheaper, more interesting alternative to hotels, including in Singapore. But this is illegal here, the authorities have warned home owners. -- ST FILE PHOTO: ALPHONSUS CHERN

Mok Fei Fei

PUBLISHED SEP 10, 2013, 7:55 AM SGT



Starting Your New HDB Living

Renovating and Maintaining your Flat

Being a Good Neighbour



# 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



# Pneumatic Waste Conveyance System



- Automated and enclosed waste collection system which uses high speed air suction to transport household waste via and 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



Bag your rubbish with refuse bag smaller than 30 cm x 30 cm



Clean the hopper with wet cloth / tissue

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



No long objects (e.g. sticks, broom, umbrella, hose, pipe)



No bulky items (e.g. cartons, cardboard boxes)



No heavy and/or odd-shaped items (e.g. plants, appliances)



No pouring of water down the refuse chute



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

# 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>



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

Engage licensed workers for the following works:



**Windows**



**Electrical**



**Sanitary**

# 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 Ginnie 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, Kevin Sullivan, 35, 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 212, Jurong East Street 21 in December 1992.

## HDB doesn't need warrant to enter flats

### Reinforced Concrete Wall Hacked Structural Column Removed



Photo: HDB

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

Online Article  
ST Online  
Michelle Ng

Published Date: 6 Jun 2021



PHOTO: GAVIN FOO

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

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

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SINGAPORE

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PUBLISHED ON APRIL 16, 2015 6:00 AM

# Important Information on Renovations



Exposed reinforcement bars







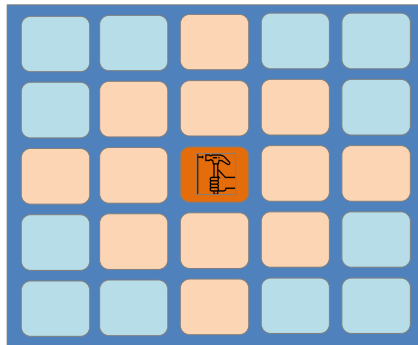
Repair works for hacked structural column



# Renovating Responsibly




	 Allowed	 NOT allowed
 <b>General renovations</b> Plastering, laying of floor screed, painting, and other works that do not generate loud noises	Monday – Saturday 9am – 6pm	Sunday and Public Holidays
 <b>Noisy renovations</b> 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*



Renovation contractors should serve advanced notice to neighbours:

- 2-units all round
- 5 days in advance

 Units that should receive the written notice

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

# Renovating Responsibly

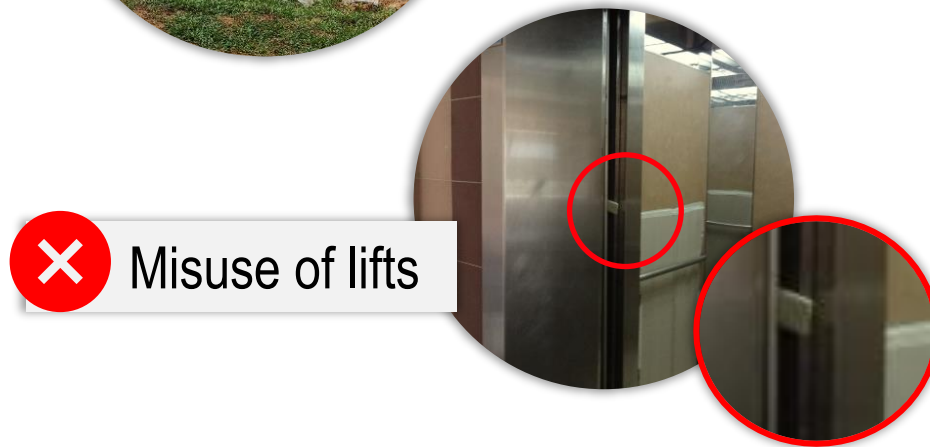


Remind your contractors and material suppliers to:

- 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

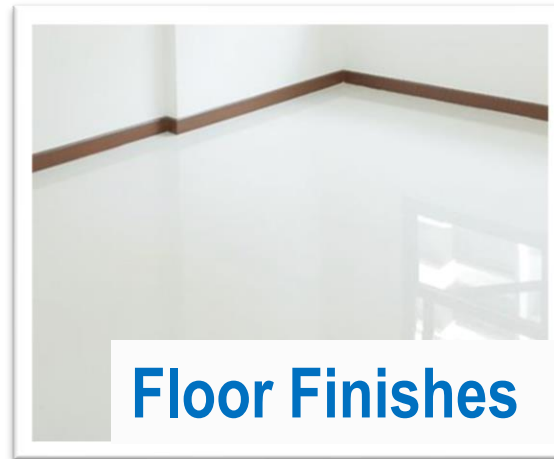
- Floor and wall finishes
- Windows
- Sanitary fittings
- Doors and gate

## Town Council's responsibility

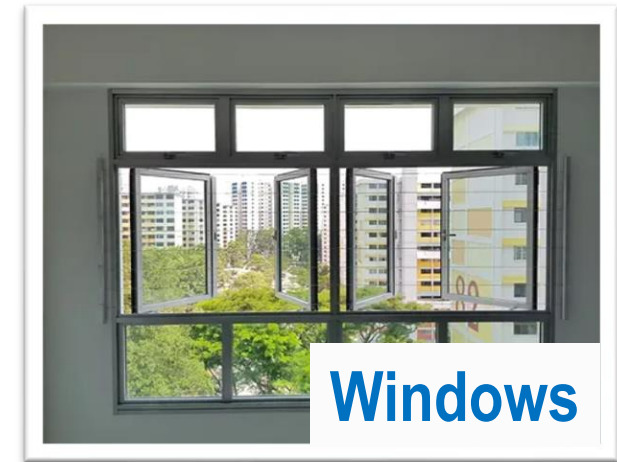
### Mainly outside the flat

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

# Maintaining Your New Home



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



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



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

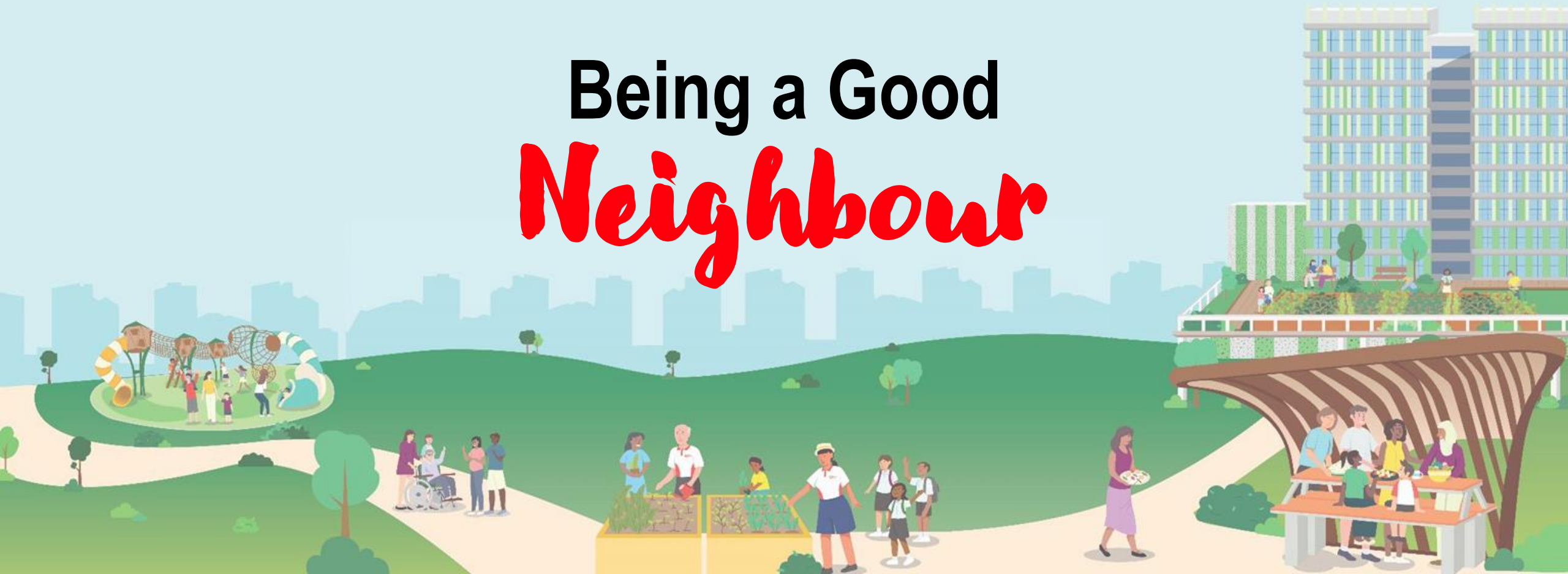


<https://go.gov.sg/hdb-minor-repairs>



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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

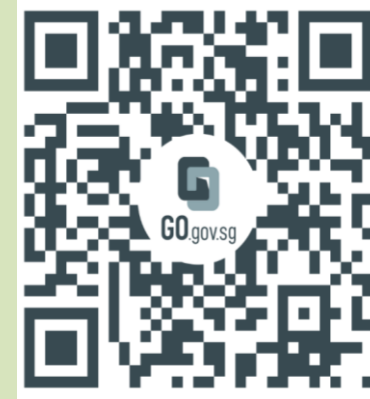


Scan here for some  
'Tips on  
Neighbourliness'

# 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

