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# Your **HDB** Living



# Topics



**1** Starting Your HDB Living



**2** Renovating & Maintaining Your Home

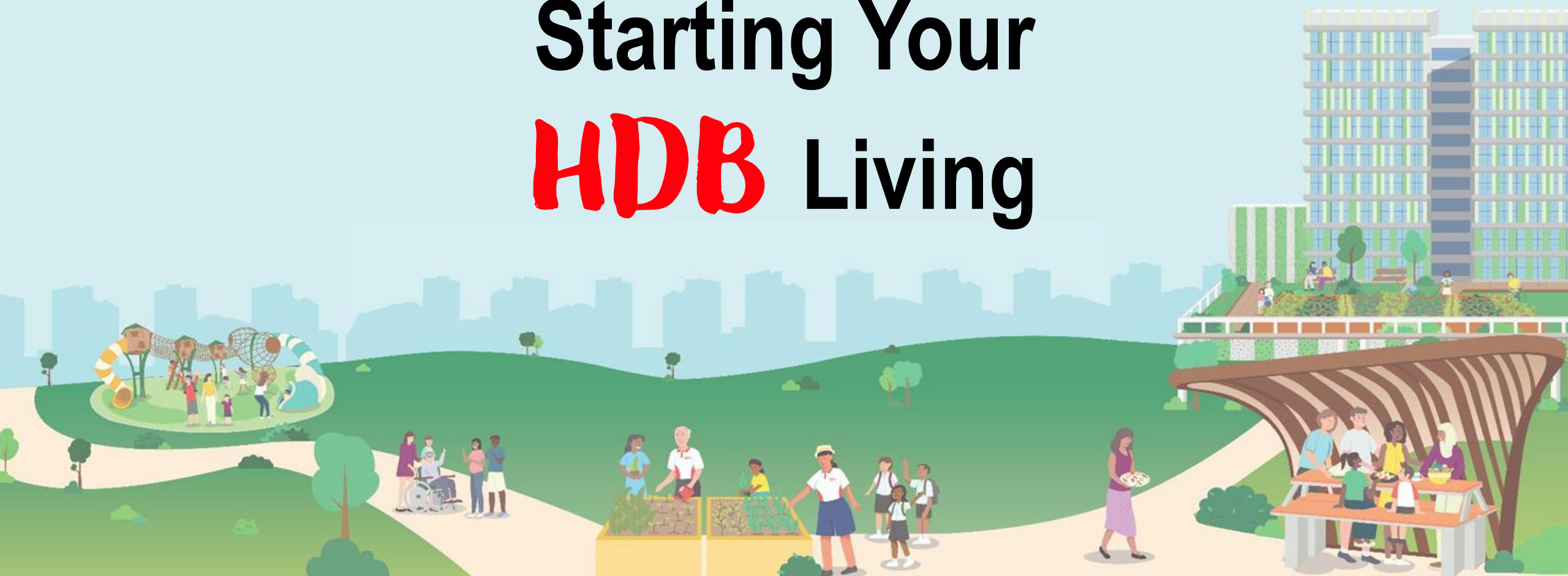


**3** Being A Good Neighbour



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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



THE STRAITS TIMES  
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 flats that are 3-room or bigger

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

**Purchase of local or overseas private property is not allowed**

# 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 2026

# 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





# Pneumatic Waste Conveyance System



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



Size of refuse bag should be smaller than hopper opening



Extinguish burning items before throwing



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

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

# Pneumatic Waste Conveyance System



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



No long objects



No bulky items



No heavy and/or  
odd-shaped 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



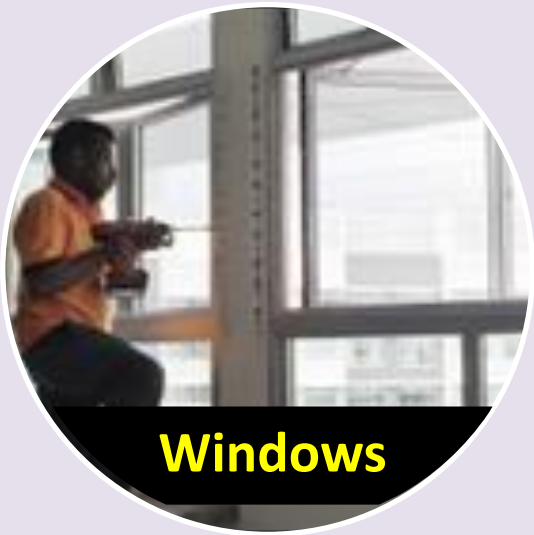
<https://go.gov.sg/hdb-reno-contractors>

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

# Important Information on Renovations



Engage licensed workers for the following works:



**Windows**



**Electrical**



**Sanitary**



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

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

# Important Information on Renovations

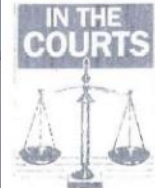


THE STRAITS TIMES  
NEWS FOCUS  
23 families evacuated from homes  
Damage to structural column



Residents from nearby blocks milling around a column room and flat. It will be a blue Christmas for 23 families in Jurong. They will have to move out of their homes in Block 212, Jurong East.

THE STRAITS TIMES  
HOME  
Unlicensed renovation contractor gets 3 months' jail  
He deserves it, say residents



IN THE COURTS  
By Ginie Teo  
The owner of the Jurong 010 where unauthorised renovations were done, resulting in the evacuation of 23 families, was acquitted yesterday. His unlicensed contractor, Kelvin Sullivan, 31, was jailed for three months for hacking away a portion of the wall separating the living room and kitchen.

residents when having renovation work done. He said, "In Singapore, where a large part of the population lives in high-rise apartment blocks, people are not allowed to do anything that might affect the structural integrity of the building. It is a matter of public safety. The judge was a reasonable man. He said that Sullivan's permit was not valid. He found it not surprising that not even the judge would not be able to see the error of the proposal. The judge of law would not be able to see the error of the proposal. The judge of law would not be able to see the error of the proposal."

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SINGAPORE

### HDB doesn't need warrant to enter flats

#### Reinforced Concrete Wall Hacked Structural Column Removed

Photo: HDB

Advertisement

PUBLISHED ON APRIL 16, 2015 6:00 AM

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



es of both major and minor infringements in the 10-year period  
OTO: 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



# Important Information on Renovations







Exposed reinforcement bars



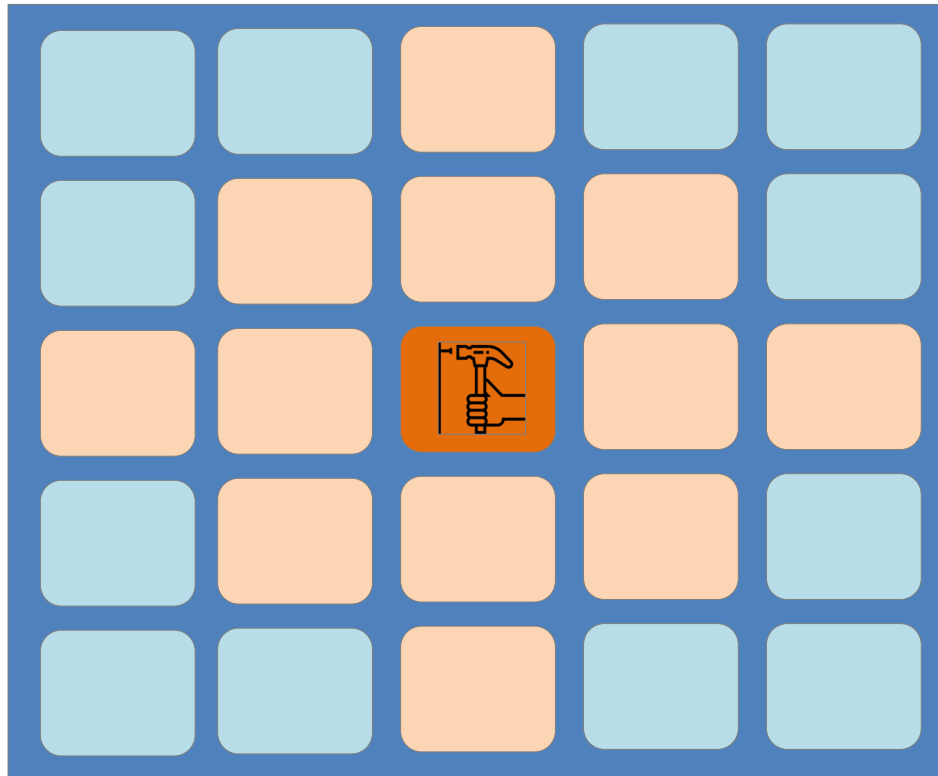
Repair works for hacked structural column

# Renovating Responsibly



	 <b>Allowed</b>	 <b>NOT allowed</b>
 <b>General renovations</b> Plastering, laying of floor screed, painting,	Monday – Saturday 9am – 6pm	Sundays and Public Holidays
 <b>Restricted renovations</b> 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"><li>• New Year's Day</li><li>• Lunar New Year</li><li>• Hari Raya Puasa</li><li>• Deepavali</li><li>• Christmas</li></ul>

# 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

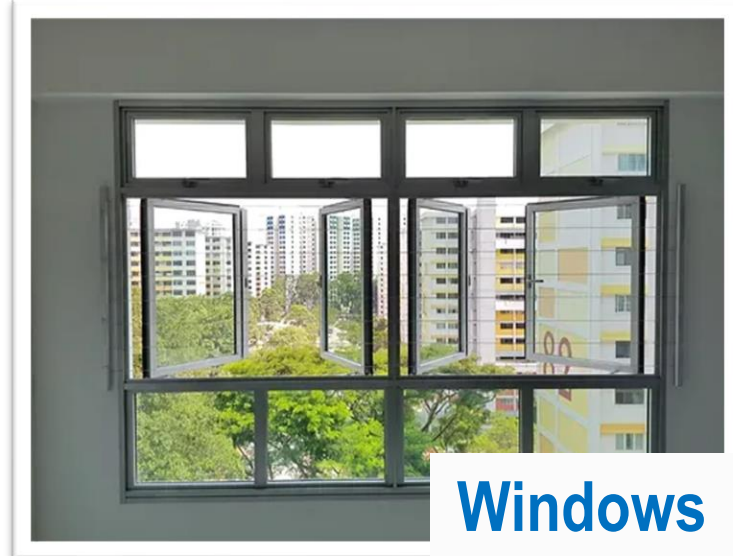
### Mainly outside the flat

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

# Maintaining Your New Home



**Floor Finishes**



**Windows**



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

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



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

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

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

Check your windows twice a year

- **6.6 & 12.12**



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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



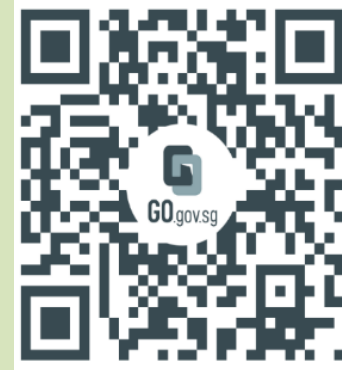
# More Tips For Good Neighbours



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

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

# Join Our Network!



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

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



<https://go.gov.sg/hdb-foh-registration>

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



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Thank you  
Your **HDB** Living

