

HOUSING AND DEVELOPMENT ACT  
(CHAPTER 129, SECTION 27(2)(ba))

HOUSING AND DEVELOPMENT (RENOVATION CONTROL)  
RULES

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[16th October 2006]

PART I  
PRELIMINARY

**Citation**

1. These Rules may be cited as the Housing and Development (Renovation Control) Rules.

**Definitions**

2.—(1) In these Rules, unless the context otherwise requires —

“HDB flat” means any residential flat, house or other living accommodation sold under the Act;

“registered renovation contractor” means a company or a firm which is registered by the Board as a registered renovation contractor under Part III;

“renovation permit” means the written approval by the Board to carry out such renovation works in an HDB flat as are specified in that approval;

“renovation works” means any structural or non-structural additions and alterations carried out to an HDB flat, but does not include repairs and such other works as the Board may determine.

(2) A licence referred to in section 27(2A) of the Act includes —

(a) a renovation permit to carry out renovation works; and

(b) any registration of a renovation contractor,

under these Rules.

## PART II

CONDITIONS FOR OWNER OF HDB FLAT TO COMMENCE  
RENOVATION WORKS**Owner to engage registered renovation contractor and obtain permit**

3.—(1) An owner of an HDB flat who intends to cause any renovation works to be carried out within his HDB flat shall —

- (a) engage a registered renovation contractor who is registered by the Board, to carry out such renovation works;
- (b) where prior written approval is required for such renovation works, first obtain a renovation permit from the Board to carry out those works; and
- (c) where no renovation permit is required for such renovation works, comply with the Board's conditions and guidelines, if any, for those works.

(2) Any person who contravenes paragraph (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000.

**Board may require owner who carries out unauthorised renovation works to reinstate flat**

4.—(1) Where any renovation works in an HDB flat have been carried out without a renovation permit for renovation works requiring a renovation permit or in contravention of the Board's conditions or guidelines for those renovation works (referred to in this rule as unauthorised renovation works), the Chief Executive Officer or any officer appointed by him may, by notice in writing, require the owner of the HDB flat to —

- (a) remove the unauthorised renovation works and reinstate the flat to the condition it was in prior to the execution of the unauthorised renovation works; or
- (b) carry out such repairs, works or alterations to the HDB flat as may be specified in the notice.

(2) If a notice under paragraph (1) is not complied with to the satisfaction of the Chief Executive Officer or the officer appointed by him, the Board may —

- (a) carry out or cause to be carried out all or any of the repairs, works or alterations specified in the notice; and
- (b) recover all expenses reasonably incurred by the Board in the exercise of its powers under this paragraph from the owner of the HDB flat.

(3) Without prejudice to the right of the Board to exercise the powers under paragraph (2), any owner of an HDB flat who fails, without reasonable excuse, to comply with the requirements of a notice served on him under paragraph (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000.

### **Objection by owner**

5.—(1) Any owner of an HDB flat who disputes a decision of the Chief Executive Officer or officer appointed by him under rule 4(1) may, within the period specified in the notice, submit in writing the grounds upon which the owner objects to the decision.

(2) The Chief Executive Officer or an officer authorised by the Board shall consider the objection and may either disallow it or allow it either wholly or in part and shall serve the flat owner by post or otherwise with a written notice of his decision.

## PART III

### REGULATION OF RENOVATION CONTRACTORS

#### **No person to carry out renovation works or hold himself out as able to do so unless he is registered renovation contractor**

6.—(1) No person shall —

- (a) carry out any renovation works in an HDB flat or offer or undertake to personally carry out such works; or
- (b) advertise or otherwise hold himself out as a registered renovation contractor or as a person legally permitted to personally carry out renovation works in an HDB flat,

unless he is a registered renovation contractor.

(2) Any person who contravenes paragraph (1) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000.

### **Registration of registered renovation contractors**

7.—(1) Every application for registration or renewal of registration as a registered renovation contractor shall be —

- (a) made to the Board in such form and manner as the Board may determine; and
- (b) accompanied by —
  - (i) such documents and particulars as the Board may require; and
  - (ii) a fee of \$100.

*[S 725/2025 wef 01/12/2025]*

(2) The Board may, in its discretion and subject to any terms and conditions, register or renew the registration or refuse to register or renew the registration of the applicant.

(3) As a condition of registration, every registered renovation contractor shall deposit and maintain with the Board for the period of his registration a security deposit for the due performance of his obligations in the form of a performance bond, banker's guarantee or other form of security approved by the Board for an amount of \$10,000 or such lesser amount as the Board may specify.

(4) Unless forfeited, the security deposit shall be returned or refunded, as the case may be, to the registered renovation contractor upon the expiry of his registration.

### **Registration card**

8. Upon registration of a registered renovation contractor, the Board shall issue a registration card to an individual, who is —

- (a) where the registered renovation contractor is a firm, the sole proprietor or one of the partners of the firm; or

- (b) where the registered renovation contractor is a company, a director of the company who is also a shareholder of the company.

### **Duration of registration**

9. A registered renovation contractor shall be registered for a period of 2 years, or such other period as may be specified in the registration card.

### **Duties of registered renovation contractor**

10.—(1) A registered renovation contractor who is engaged to carry out any renovation works in an HDB flat shall ensure that —

- (a) where prior written approval is required for such renovation works, a renovation permit has been obtained to carry out those works;
- (b) the renovation works are carried out in accordance with —
- (i) the Board's conditions or guidelines, if any, for those renovation works; and
- (ii) any requirements of relevant authorities under written law relating to those renovation works; and
- (c) he complies with all the terms and conditions of his registration as a registered renovation contractor.

(2) A registered renovation contractor who contravenes paragraph (1)(a) or (b) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000.

### **Penalties for registered renovation contractor**

11.—(1) Where a registered renovation contractor contravenes rule 10(1), the Board may impose one or more of the following penalties on the registered renovation contractor, whether or not he is prosecuted for the contravention:

- (a) cancel his registration or suspend his registration for a period not exceeding 12 months;

- (b) where the registration of a registered renovation contractor is cancelled under sub-paragraph (a), in addition, disqualify him from registration for the appropriate period set out in the second column of the Schedule for an infringement specified opposite thereto;
- (c) except where the registration of a registered renovation contractor is cancelled, impose on him the appropriate number of demerit points set out in the second column of the Schedule for an infringement specified opposite thereto.

(2) Any penalty imposed under paragraph (1) shall take effect from the date the registered renovation contractor is notified of the Board's decision to impose such penalty on him.

(3) A registered renovation contractor whose registration is suspended under this rule or rule 12 shall not be regarded as being registered, but immediately upon the expiry of the period of suspension, his registration shall be revived as from the date of such expiry, unless the validity period of his registration has expired.

### **Demerit points for suspension of registration**

**12.** The registration of a registered renovation contractor shall be suspended for a period not exceeding 12 months if the registered renovation contractor incurs 24 or more demerit points within a period not exceeding 24 consecutive months.

### **Calculation of demerit points**

**13.—**(1) In calculating the total number of demerit points incurred by a registered renovation contractor for the purposes of these Rules —

- (a) only such demerit points as have been incurred by a registered renovation contractor within a period not exceeding 24 consecutive months, commencing from the date of the first imposition of demerit points within that period, shall be considered; and

(b) all demerit points incurred by the registered renovation contractor before the period referred to in sub-paragraph (a) shall not be considered.

(2) If the registration of a registered renovation contractor is suspended under rule 12, all demerit points not exceeding 24 incurred by the registered renovation contractor which counted towards that suspension shall be disregarded for the purposes of subsequent calculations of demerit points under this rule; but any such demerit points in excess of 24 shall not be disregarded for those same purposes.

### **Procedure for Board action**

**14.—**(1) The Chief Executive Officer or any officer appointed by him may, while investigating any registered renovation contractor for a suspected breach of rule 10(1), restrict that registered renovation contractor from carrying out any renovation works.

(2) The Board shall, before exercising any of its powers under rule 11, give the registered renovation contractor notice in writing of the action which the Board intends to take and calling upon the registered renovation contractor to show cause to the Board, within the period specified in the notice, why such action should not be taken.

(3) Upon the registered renovation contractor failing to show cause within the period referred to in paragraph (2) or failing to show sufficient cause, and if the Board decides to exercise its powers under rule 11, the Board shall immediately inform the registered renovation contractor of its decision by notice in writing.

(4) Any registered renovation contractor aggrieved by a decision of the Board under paragraph (3) may, within 14 days of the date he is notified of such decision or such extended period as the Minister may allow, appeal to the Minister whose decision shall be final.

(5) Notwithstanding that an appeal is made under paragraph (4), the decision appealed against shall take effect unless otherwise ordered by the Minister.

(6) The Minister may confirm, vary or reverse any decision of the Board under paragraph (3).

## THE SCHEDULE

Rule 11(1)(b) and (c)

### PENALTIES WHICH MAY BE IMPOSED ON REGISTERED RENOVATION CONTRACTOR FOR CERTAIN INFRINGEMENTS

| <i>First column</i>  | <i>Second column</i>                   |
|--|--|
| <i>Infringement</i>  | <i>Penalty</i>                         |
| 1. Breach of rule 10(1)(a) or (b) involving —  |  |
| (a) works which the Board considers to be permissible renovation works               | Maximum of 3 demerit points            |
| (b) works which the Board considers to be non-permissible renovation works and are — |  |
| (i) non-structural works   | Maximum of 9 demerit points            |
| (ii) minor structural works  | Maximum of 12 demerit points           |
| (iii) major structural works   | Disqualification not exceeding 5 years |
| 2. Breach of rule 10(1)(c) involving the infringement of —                           |  |
| (a) minor administrative rules   | Maximum of 6 demerit points            |
| (b) major administrative rules   | Disqualification not exceeding 3 years |

*[G.N. No. S 585/2006]*

LEGISLATIVE HISTORY  
HOUSING AND DEVELOPMENT (RENOVATION CONTROL)  
RULES  
(CHAPTER 129, R 15)

This Legislative History is provided for the convenience of users of the Housing and Development (Renovation Control) Rules. It is not part of these Rules.

**1. G. N. No. S 585/2006 — Housing and Development (Renovation Control) Rules 2006**

Date of commencement : 16 October 2006

**2. 2010 Revised Edition — Housing and Development (Renovation Control) Rules**

Date of operation : 31 May 2010

**3. G.N. No. S 725/2025 — Housing and Development (Renovation Control) (Amendment) Rules 2025**

Date of commencement : 1 December 2025