

Housing and Development (Renovation Control) Rules

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

HOUSING AND DEVELOPMENT (RENOVATION CONTROL) RULES

R 15

G.N. No. S 585/2006

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(31st May 2010)

[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