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GUIDE BOOK 2018-2019

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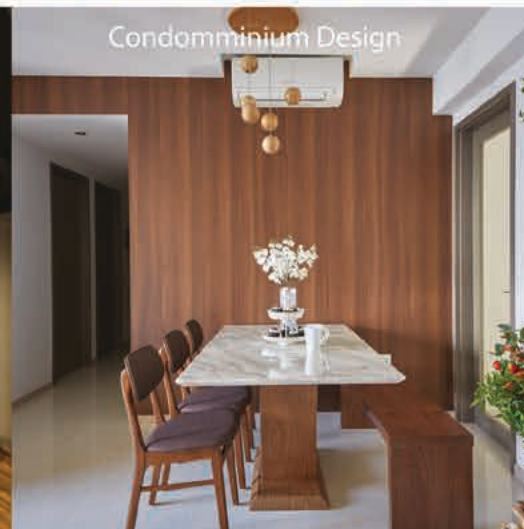
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PRO-ACCREDITATION





90

The Modern Life
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CONTENTS

- 12** RCMA Mission Statement & Milestones
- 16** Messages
- 28** RCMA Management Committee
- 30** RCMA Activities

ADVISORY

- 48** Efforts To Reduce Home Renovation Disputes And Complaints
by Ong Han Boon
- 52** Tile Trend & Evolution — A Brief Overview
by Lian Seng Hin
- 53** 现代居室窗帘的艺术
by Ong Tian Kit
- 54** HDB Home Maintenance
by HDB
- 60** Safeguard Your Home with the Gas Detector
by City Gas
- 62** Work Out A Small Kitchen
by Blum
- 64** Utilise Your Kitchen Space with Quality and Elegance
by Excel Hardware Pte Ltd
- 66** Renovation Deposit Performance Bond
by CaseTrust

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9 Jurong Town Hall Road #04-16
Trade Association Hub
Jurong Town Hall
Singapore 609431
Tel: 6443 0540
Email: rcma@live.com.sg Website: rcma.org.sg
For advertising enquiries and editorial matters:
rcma@live.com.sg

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100

Rustic Urbanity
by Posh Living
Interior Design Pte Ltd



152

Charming Industrial
by Artrend Design Pte Ltd



114

Before You
Renovate

FEATURES

- 114** Before You Renovate
- 116** What's the Difference between IDs and Contractors?
- 120** Common Defects Checklist
- 124** Styling Tips to Jazz Up Your Home
- 128** All Laid Out
- 132** Creating a Focal Feature
- 136** All In Order
- 138** Designing an Efficient Kitchen
- 142** Surfaces for Your Kitchen Counters
- 148** Designing the Modern Bathroom

HOMEOWNERS' CHOICE

- 70** True Blue
by AC Vision Design Pte Ltd
- 72** A Subtle Sense of Luxury
by Add Space Design Pte Ltd
- 74** Cheerful Outlook
by Artisan ID Group Pte Ltd
- 76** Earthy Glamour
by CAD Associates
- 78** Inspired Lifestyle
by Carpenters.com.sg Pte Ltd
- 80** Embracing the Urban Lifestyle
by Ciscern by Designer
Furnishings Pte Ltd



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- 82** Warm and Cosy
by Eagle Design Pte Ltd
- 84** Cosy Feeling
by Eight Design Pte Ltd
- 86** Old-School Charm
by Hometech Space Concepts Pte Ltd
- 88** The Essence of Sophistication
by Image Creative Design Pte Ltd
- 90** The Modern Life
by In2Space Interior Pte Ltd
- 92** Into the Blue
by Inspire ID Group Pte Ltd



98

The Pinnacle of Luxury
by One Design Werkz Pte Ltd



142

Surfaces for Your
Kitchen Counters

112

Modern Design for the Modern Life
by U-Home Interior Design Pte Ltd



- 94** Material Magic
by Luck Ann Construction and Renovation
- 96** The Urban Life
by MJS Interior Pte Ltd
- 98** The Pinnacle of Luxury
by One Design Werkz Pte Ltd
- 100** Rustic Urbanity
by Posh Living Interior Design Pte Ltd
- 102** Classic Good Looks
by Rezt & Relax Interior
- 104** Texture Play
by Space N Living Pte Ltd
- 106** Sleek Scandinavia
by Starry Homestead Pte Ltd
- 108** Rich in Personality
by The Interior Place Pte Ltd
- 110** Grand Design
by Two Big Guys LLP
- 112** Modern Design for the Modern Life
by U-Home Interior Design Pte Ltd

FEATURED PROJECT

- 152** Charming Industrial
by Artrend Design Pte Ltd
- 154** Chic Scandinavian
by Beng Keh Design Pte Ltd
- 156** Victorian Fairytale
by Promax Design Pte Ltd
- 158** Polished Glamour
by United Team Lifestyle Pte Ltd
- 160** Beauty in Black and White
by Wing Khiong Renovation & Trading

DIRECTORY

- 162** Town Council Offices
- 166** HDB Branches
- 168** RCMA Members Directory



78

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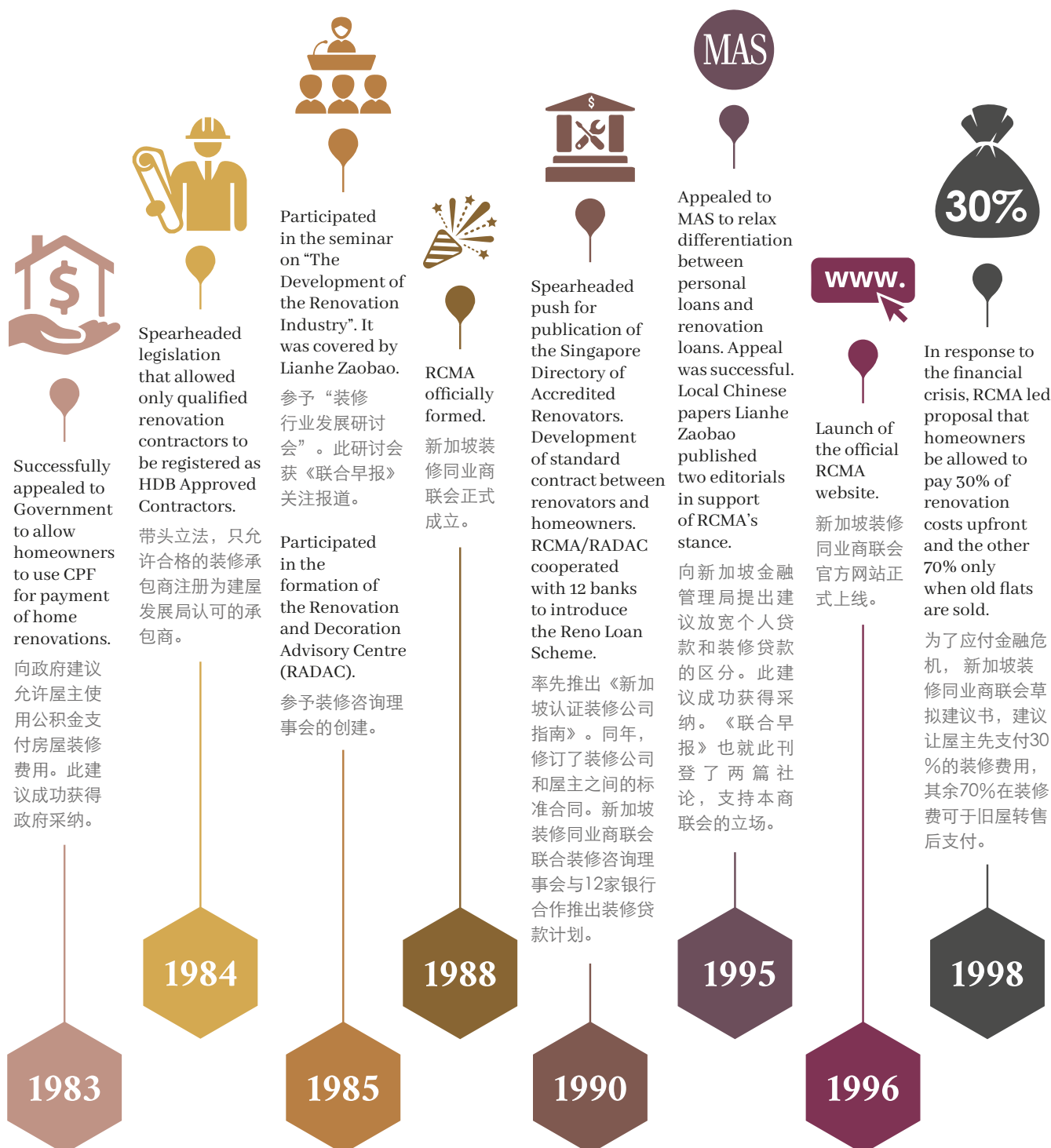
RCMA MILESTONES

新加坡装修同业商联会里程碑

The RCMA journey began in 1983, even before the committee was officially formed.

Over the years, we have helped to make many eventful and impactful changes to Singapore's history. In 2018, more than three decades later, RCMA continues to be a defining presence in the interior design and renovation industry.

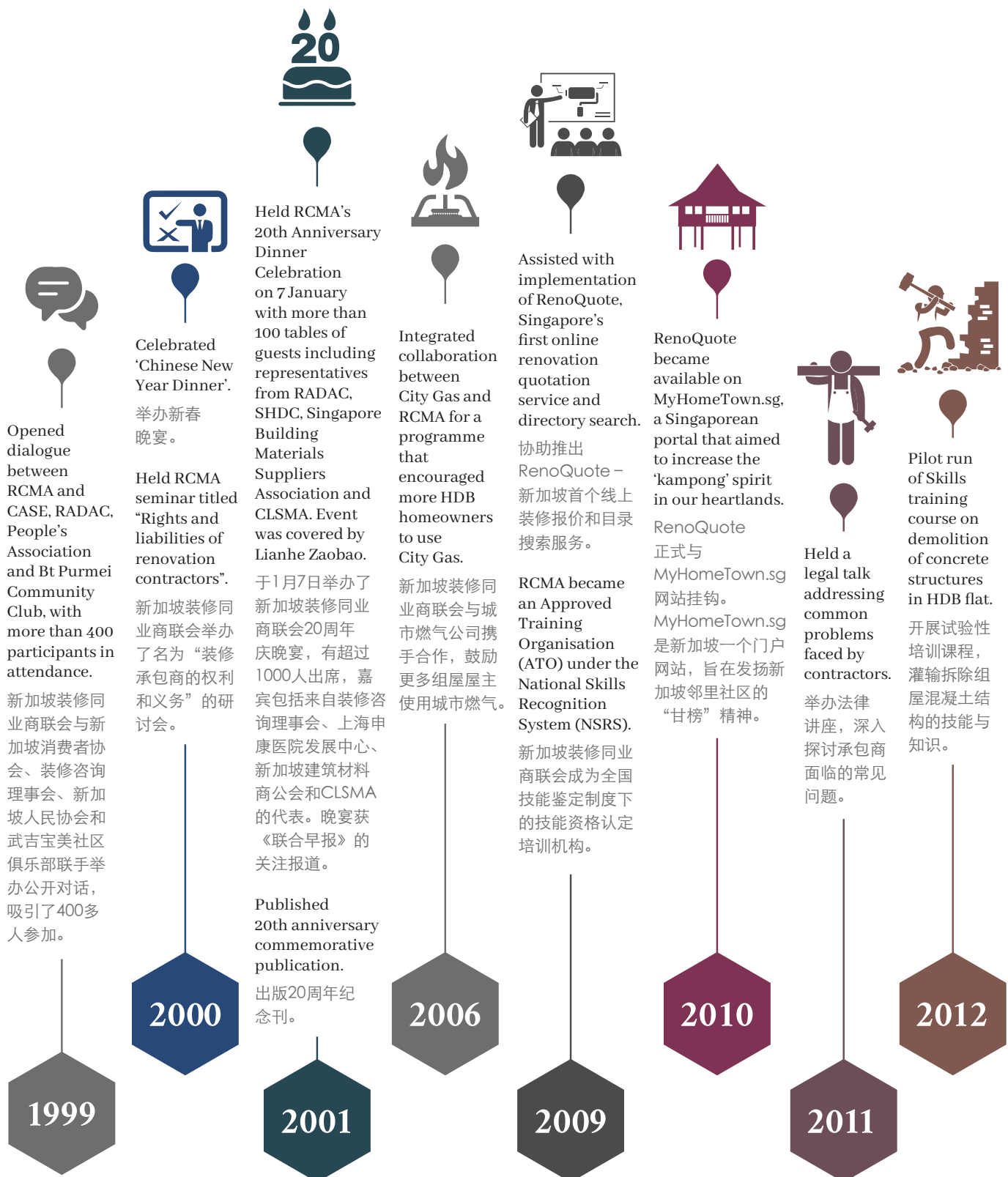
1983年，在委员会正式成立之前，新加坡装修同业商联会的发展之旅早已开始。多年来，我们致力于创建重要和具有影响力的改变，为新加坡历史撰写灿烂篇章。历经30多年后的今天，新加坡装修同业商联会将持续为室内设计和装修行业发光发热，做出贡献。



RCMA VISION & MISSION STATEMENT 使命宣言

Unite our industry, progress with times
to create harmonious and pleasant homes

团结同业，与时俱进，
建设一个和谐愉快的家园。





Continuation of Skills training courses on demolition of concrete structures in HDB flats.

持续开展拆除组屋混凝土结构技能与知识的培训课程。



Signing of MOU between CASE and RCMA on the establishment and implementation of CaseTrust and RCMA Joint Accreditation Scheme for Renovation Businesses.

新加坡装修同业商联会与新加坡消费者协会共同签署谅解备忘录，为装修业者建立和实施消协一装修同业商联会保证标志鉴定计划。



Published the CaseTrust RCMA 2015 desktop calendar.

出版消协一新加坡装修同业商联会2015年台历。



Official launch and press conference of CaseTrust RCMA joint Accreditation Scheme.

举办新闻发布会，正式推介消协一装修同业商联会保证标志鉴定计划。

Published the first edition of the Singapore Renovation Guidebook, and distributed it at HDB Sales Department, HDB Branch Offices, Town Council Offices, BCA Academy and more.

出版首本《新加坡装修指南》，并于建屋发展局销售部、建屋发展局分局、市镇会办事处、新加坡建筑学院等处发行。



Implemented the Renovation Deposit Performance Bond by CaseTrust Accredited members.

由新加坡消费者协会认可的会员实施装修存款履约保证书。

RCMA Secretariat was relocated to the Trade Association Hub (TA Hub) at 9 Jurong Town Hall Road and was officially opened by Prime Minister Lee Hsien Loong on 22 November 2017.

新加坡装修同业商联会秘书处迁至位于裕廊镇大会堂路9号的商团中心，中心于2017年11月22日由李显龙总理正式揭幕。

RCMA members took part in management courses conducted by Kaplan, to promote lifelong learning.

新加坡装修同业商联会会员参与新加坡楷博教育学院开办的管理课程，以促进终身学习。

RCMA sponsored the complete renovation of fire-damaged flat in Jurong East on August 2017.

2017年8月，新加坡装修同业商联会赞助了裕廊东区受火灾烧毁的组屋单位的全面翻新。

Rise in BTO Roadshows.

Published second edition of 2017/2018 RCMA Renovation Guidebook.

出版第二本《2017/2018新加坡装修同业商联会装修指南》。

RCMA co-organised Asia Pacific Furniture Fair together with Singapore Furniture Association (SFA).

新加坡装修同业商联会与新加坡家具商会联办“亚太家具展”。

Worked hand-in-hand with CaseTrust to educate Singaporeans on the importance of choosing the right renovation partner.

与新加坡消费者协会通力合作，灌输并教育新加坡人如何正确选择装修商。



Published third edition of Renovation Guidebook 2018/2019 with RCMA as the only renovation association in Singapore.

作为新加坡唯一的装修行业商会，新加坡装修同业商联会出版了第三本《2018/2019新加坡装修指南》。

RCMA co-organised the Beijing Mission Trip with Singapore Malay Chamber of Commerce & Industry (SMCCI) from 10 to 13 July 2018 on developing cross-border business opportunities.

2018年7月10日至13日，新加坡装修同业商联会与新马工商联合会联合组织了北京特派团之旅，以发展跨国商业合作。

Revamp of RCMA website and portal.

新加坡装修同业商联会官方网站进行改版。

Collaboration between RCMA and HDB on the long-term participation in HDB series of My Nice Home Roadshows for new BTO flat owners.

新加坡装修同业商联会与新加坡建屋发展局开展长期合作，为新的预购组屋屋主举办“我的美好家园”路演活动。

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2018



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MESSAGE FROM

**DR SKY TAN**

President
RCMA Management Committee

Looking back over the past years, I am filled with gratitude and appreciation at everything that RCMA has achieved in 38 years. We are a group of voluntary business owners, each one driven by a passion for design and renovation, and a mission to further improve and develop the industry. I believe that in the decades past, we have successfully fulfilled these objectives while upholding the RCMA public image and brand.

I am especially proud of our RCMA members who have shared and contributed to the association. This includes the management committee who continue to challenge the industry and innovate further. In the last few years alone, we have uplifted the standards of renovation in Singapore and helped to maintain a certain quality while exceeding expectations.

RCMA's collaboration with CaseTrust continues to be one of the shining examples of the achievements we have strived towards. This is a joint accreditation scheme in which homeowners will be insured with an insurance bond guaranteeing a 100% pay-back on their down-payment. This is one way that RCMA has helped to improve the standards of the industry while offering peace of mind to the general public.

In the last couple of years, RCMA has also collaborated with grassroot organisations and CASE

to share with homeowners the best renovation tips and knowledge. We have participated in many HDB BTO roadshows and other workshops to inform and educate the public in a bid to help Singaporeans get the best out of their renovation experience.

These key initiatives and efforts are just part of RCMA's steps to grow and improve our community of contractors, renovators and interior designers. One of the fruits of our labour is this Singapore Renovation Guidebook, which is an example of how we create awareness and interest with the homeowners. We have also had a hand in co-organising the Asia Pacific Furniture Fair as a joint association exhibition. We believe in combining our strengths in order to scale it to even greater heights.

I would like to personally thank all the members and seniors for their dedication and hard work despite their busy schedules. The RCMA committee members are driven by passion and a strong belief in the work that we do, and I would like to extend my gratitude and appreciation to them.

Special thanks also goes out to all our friends in other associations, agencies and ministries, such as MND, HDB, BCA, WDA, SPRING, CASE, and SCCCI. RCMA would not have flourished without their continuous support and inspiration.

回首过去的岁月，对于新加坡装修同业商联会在过去38年内取得的成就充满了感激和赞赏。我们是由一群志愿企业家组成的团体，每个人都对设计和装修充满热忱，并且对于进一步改善和发展这个行业有强烈的使命感。我相信，在过去的几十年中，我们成功实现了这些目标，同时也维护了新加坡装修同业商联会的品牌和公众形象。

对那些为新加坡装修同业商联会做出卓越贡献的会员，我感到非常自豪。这其中就包括了商联会的管理委员，他们不断接受挑战，致力于行业的发展和革新。仅在过去几年，我们已提高了新加坡装修行业的标准，并协助装修商在各方面确保一定的质量，使整体项目超出预期，达到卓越的品质。

新加坡装修同业商联会与消费者协会的合作，依然是商联会最耀眼的成就之一。这个联合认证计划保障屋主，让他们可享有首期付款的100%偿还。这是新加坡装修同业商联会为提高行业标准，让公众对装修商放心所采取的措施之一。

在过去的几年里，新加坡装修同业商联会也与基层组织和新加坡消费者协会合作，与屋主分享最优质的装修技巧和知识。我们参与了许多新加坡

建屋发展局BTO组屋的路演和讲座，教育公众，让大家可以享有最佳的装修体验。

以上这些关键的举措和努力，正是新加坡装修同业商联会为了进一步发展和提高承包商、装修商、室内设计师的努力之一。我们的努力与付出，也同时造就了《新加坡房屋装修指南》的诞生。这本指南验证了我们如何提高屋主对装修行业的认识和兴趣。此外，我们还协力联办了“亚太家具展”。我们相信，结合不同组织、机构各自的优势与力量，才可以将“亚太家具展”推向更高的发展。

借此，我想感谢所有商联会会员，即便他们工作再繁忙，仍然为商联辛勤付出。我也要向新加坡装修同业商联会委员致敬，他们各个对工作怀抱热忱和坚定信念，我再次向他们表示感恩和赞赏。

最后还要特别感谢来自其他组织、机构和部门的朋友们，包括新加坡国家发展部、新加坡建屋发展局、新加坡建筑学院、世界货运联盟、新加坡标新局、新加坡消费者协会，和新加坡中华总商会。没有他们的支持和鼓励，就不会有新加坡装修同业商联会今天的繁荣。

MESSAGE FROM

**MARY MARK**

Hon. Secretary
RCMA Management Committee

It has been an extremely eventful year for RCMA, its members and the interior design industry in general. In 2018, there have been several reported cases of contractors and renovators that conduct scam jobs. These individuals bring a bad reputation to our trade. To counter this, RCMA hopes to educate and inform homeowners on the importance of selecting the right interior designer.

Renovating the home is a major investment, and we want homeowners to feel secure when they're making this investment. In the last year, we've conducted multiple talks and roadshows to help homeowners make an informed decision when choosing to work with a renovation expert. We educate them on important issues such as the breakdown of a quotation and how to manage expectations when it comes to budget and timelines. We hope this can ease the minds of homeowners and help them find the ideal renovation partner to work with.

Similarly, we wish to educate and improve the skills of our own members. We believe in the importance of lifelong learning and upgrading ourselves, whether you're a manager or a sales designer. We hope that this can also foster a greater sense of community for RCMA members.

Looking forward, we're anticipating an even more vibrant year. We have more leadership and management courses lined up for our members, and we are in discussions to conduct more talks and roadshows for fellow Singaporeans. We also plan to continue giving back to the society by providing sponsorships and pro bono work for those who are less fortunate.

I wish everyone the best in their endeavours and look forward to a brighter and more prosperous year ahead.

对于新加坡装修同业商联会及其成员，以及整个室内设计行业来说，2018年是非常精彩的一年。这一年里，发生了多起承包商和装修商诈骗的案例，设计案例的这些人，给我们这个行业带来了不良声誉。为了解决这个问题，新加坡装修同业商联会希望宣导和教育屋主选择合适的室内设计师的重要性。

装修房屋是一项重大投资，我们希望屋主在进行这类投资时能感到安全放心。去年，我们举行了多次讲座和路演，协助屋主在挑选装修商时可以做出更明智的选择。我们在几个关键课题上，如报价明细、在预算和工程进度方面如何做出合理的预期。我们希望这样可以帮助屋主减轻负担，协助他们找到理想的装修合作伙伴。

同样的，我们也会教育和提高我们会员的能力。无论你是经理还是销售设计师，我们都相信终身学习与不断提升自己的重要性。我们希望这样能促进新加坡装修同业商联会会员之间的凝聚力、树立更强烈的团队意识。

展望未来，我们期待着更有活力的一年！我们为会员准备了更多课程，强化他们的领导能力和管理能力。我们也正在商讨为新加坡人举办更多的讲座和路演。我们甚至计划为那些较不幸的人提供援助和公益服务来回馈社会。

我祝愿大家在未来的一年都能取得最大的收获，享有更加美好和辉煌的未来。

MESSAGE FROM

CARLSON TAN

Treasurer
RCMA Management Committee



2018 was a stellar year for RCMA and its members. We've expanded and grown in numbers, now with more than 100 members joining us from the renovation industry. With such a successful year, I'm excited to see what 2019 has in store for us. Although the property market has slowed down since 2016, there has been a pick-up towards the tail end of 2017. I believe that within the next two years, the economy will improve and stabilise.

Despite the changes and uncertainty in the economy, I'm confident that RCMA will continue to prosper. Our members have taken the opportunity to upgrade and improve their skills by undergoing courses that are relevant to our trade. We believe that our members should always offer the best standards, and that comes from improving the quality of our services, our service standards and even ourselves.

As an association, RCMA is a non-profit organisation. Our members are all volunteers who want to belong to a community that is driven by a passion for the trade. In the new year, I hope to welcome more new members to our community, and together we can move forward and make a positive impact to the renovation and interior design industry.

对新加坡装修同业商联会和我们的会员来说，2018年是辉煌的一年。我们的规模扩大了，会员人数也增加了，目前已聚集超过100位来自装修行业的从业者。凭借着2018年如此辉煌的成绩，我更期待2019年的精彩发展。尽管自2016年以来，本地房地产市场销售一直持续变缓，但是2017年底的表现却有回升的趋势。我相信在接下来的两年里，经济将会改善并趋于稳定。

尽管经济状况不断变化，充满着不确定性，我依旧确信新加坡装修同业商联会将繁荣发展。我们的会员通过参与各种相关课程，积极提升知识、精进技能。我们坚信，我们的会员应当通过提升服务质量和个人能力来为这个行业提供最卓越的标准。

新加坡装修同业商联会是一个非营利的组织。我们的会员以志愿身份参与，怀抱着共同想法，成就了一个充满热忱的积极团体。在新的一年里，我希望吸引更多新会员加入，共同推动装修和室内设计行业的积极发展。

MESSAGE FROM



RICHARD KOH
President
Singapore Furniture Association

I would like to extend our congratulations to RCMA on the publication of your third renovation guide.

Singapore Furniture Association (SFA) and Singapore Renovation Contractors and Material Suppliers Association (RCMA) have been working closely together and collaborating on various initiatives over the years. This has contributed to the successes of our members by working on the basis of a common objective – to provide members with best services and support.

This annually updated guidebook, with practical and useful updates for our members and the general public, is distributed to new

homeowners with the support of Housing & Development Board (HDB), Building and Construction Authority (BCA) and Consumers Association of Singapore (CASE). This includes standards of fair trading and transparency, which are kept in check and maintained with the CaseTrust RCMA Joint Accreditation Scheme.

For 2018 and many more years to come, we hope that RCMA will forge ahead with more innovations and initiatives to further enhance the value for members and customers alike. Singapore Furniture Association is privileged to be working alongside RCMA and to play an active role in RCMA's endeavours.

MESSAGE FROM

**MARK YONG**

President
Singapore Furniture Industries Council

Renovation contractors play an important role in realising the customer's vision in the creation of their perfect home and the best design proposals can only be as good as their execution. Given a healthy housing boom in recent years, the number of renovation contractors has risen and inevitably, there will be differences in terms of quality.

I applaud the Singapore Renovation Contractors and Material Suppliers Association (RCMA) on its introduction of the CaseTrust-RCMA Joint Accreditation Scheme in 2014 to ensure contractors meet service standards. Besides offering a peace of mind for consumers, the scheme will have an added effect of encouraging the adoption of best practices for potential members — a win-win for all.

Miscommunication is a common ill that plagues renovation projects and consumer expectations can be better managed if consumers can articulate their needs clearly. The RCMA Renovation Guidebook, with its expert tips and buying guides, offers a handy resource to empower new homeowners with a deeper understanding as well as to make informed choices.

I would like to congratulate RCMA on yet another successful edition of the Singapore Renovation Guide and hope new homeowners will be able to use the book to its full advantage.

MESSAGE FROM

**ANG WEI NENG**

Member of Parliament (MP)
Jurong GRC

Over the last six years, RCMA has grown from strength to strength. In 2018, it has progressed even further, with new initiatives and exciting endeavours. One of its major achievements last year was its participation in the Asia Pacific Furniture Fair. Together with the Singapore Furniture Association (SFA), RCMA co-organised the trade show and involved its members in this internationally recognised event.

2018 also saw a rise in the number of HDB BTO Road Shows. RCMA has a continued presence in these shows. More importantly, RCMA worked hand-in-hand with CaseTrust to inform, enlighten and educate Singaporeans on the importance of choosing the right renovation

partner. This will help to provide peace of mind to Singaporeans who are looking to renovate their homes.

This third edition of the Renovation guidebook is yet another milestone for RCMA. As a resource for homeowners, this guidebook will be an invaluable reference point when one is seeking the right renovation contractor or interior designer to renovate his/her new home.

I have confidence that RCMA will continue to develop, progress and grow in the years to come which in turn will benefit the consumers as well.

新加坡裝修同業商聯會

出版常一手持編志友

精藝巧思
築夢家園

新加坡建築材料商公會

會長黃世榮敬題



A calligraphic message written by
MR NG SOY NG,

President of Singapore Building Materials Suppliers' Association

MESSAGE FROM

**ROLAND NG**

President
Singapore Chinese Chamber of Commerce & Industry

This is the third consecutive year which the Singapore Renovation Contractors and Material Suppliers Association (RCMA) is publishing its RCMA Singapore Renovation Guidebook. The publication has helped consumers build their confidence in the renovation industry, providing homeowners with a lot of insightful information, supplying them with fresh ideas to construct their ideal homes.

I would like to extend my best wishes to RCMA. May it scale to even greater heights in the years to come!

这是新加坡装修同业商联会连续第三个年头出版《RCMA Singapore Renovation Guidebook》装修指南。这本刊物经已加强消费者对装修业的信心，给屋主提供与室内装修有关的详尽讯息，让他们有更新的点子去打造美好的家园。

诚挚地祝愿新加坡装修同业商联会：
百尺竿头，更进一步！

MESSAGE FROM

YEO GUAT KWANGAssistant Director-General
NTUC

Congratulations to Singapore Renovation Contractors and Material Suppliers Association for another successful year in 2018.

This Renovation guidebook, with its many practical and visual content, is a good initiative for RCMA to reach out to the public and help them in simplifying their home renovation processes. It serves as a useful resource that allows homeowners the ability to select from a list of companies that are accredited by the Consumers Association of Singapore (CASE) and RCMA. The Renovation guidebook has been successful in the past, and I am sure will continue to be a sought-after publication.

NTUC U SME and RCMA have been in close partnership the past year, with discussions

and exploration of initiatives that have the potential to uplift the renovations industry. NTUC U SME has provided advisory on the various productivity and human resource support that companies can benefit from, on their transformational journey. RCMA's commitment in upskilling and training is also evident with their participation of the U SME - SUSS Executive Development Programme. In this new year, I believe that RCMA will continue to grow and prosper. I look forward to deeper collaborations with RCMA.

Once again, on behalf of NTUC U SME, I would like to offer my congratulations and well wishes for 2019.

MESSAGE FROM



ALVIN CHIA

Chairman

Renovation and Decoration Advisory Centre (RADAC)

On behalf of the RADAC council, I would like to congratulate RCMA on the publication of their third renovation guide.

With keen interest shown by the public on the first two issues, the RCMA guide has proven to be a useful and sought-after resource for homeowners and many companies seeking to upgrade their offices, shops, restaurants and commercial premises.

In the coming 2019, we are confident that RCMA will continue to grow its influence with new initiatives and innovations while working with synergy with its stakeholders and other industry partners.

RADAC wishes RCMA every success in its endeavours.

MESSAGE FROM

LIM AH BAH
Advisor
RCMA Management Committee



It has been 38 years since Singapore Renovation Contractors and Material Suppliers Association (RCMA) was established. Last year, in response to the invitation by the Singapore Chinese Chamber of Commerce and Industry, the RCMA office was relocated to the Trade Association Hub in Jurong Town Hall Road. This allowed RCMA to share their resources and information with the other trade associations located there, as well as to make new friends and keep up with the times.

Every year, the 'RCMA Renovation Guide Book' is published with the aim of educating consumers on how to improve the quality of their renovations, to connect more businesses with one another, and to improve communication between renovation contractors and consumers.

The Association represents the reputation and interests of all the country's renovation contractors. If any member is unfairly accused or embarrassed, the Association should adopt a "factual and reasoning" attitude towards the matter. This safeguards the credibility of RCMA and avoids presenting a bad impression to the public.

In August 2017, an HDB flat in Jurong East caught fire. The ruthless fire devastated the entire house and left the floors, walls and furniture completely burnt to charcoal.

The affected parties sought help from RCMA. The President and management committee contributed overwhelming support and financial assistance to restore the house. In six short weeks, the house was fully renovated with a glorious new look, much to the owner's joy and gratitude.

The entire committee believes that no man should be left behind, and they responded swiftly. Their commitment to give back to society is worthy of praise.

I wish everyone all the best. May you perform more good deeds and lead a happy life!

新加坡装修同业商联会成立至今已38年。去年，响应中华总商会的号召，将会所迁移到前裕廊大会堂，共享各商会的资源和讯息，多交新朋友，与时俱进。

每年都出版“装修指南”让消费者知道更多资讯和提高装修水平，同时也联合更多商家和同业、会员与消费者的了解沟通。

代表全国装修商的名誉、利益，今后若受到不公平的指责和为难，应该以“摆事实，讲道理”的态度，维护本会信誉，不能让社会人士留下不好的印象。

二零一七年八月，裕廊东一组屋失火。一把无情大火把地板、墙壁、家具烧得荡然无存，全部破坏，变成“炭屋”，看了令人心酸。

有关方面求助本会，会长及全体理事义不容辞的赞助，出钱出力。经过六个星期，圆满完成装修工程，屋子面目一新，屋主也非常感激，再三感谢。

全体理事们的行善不落人后，抱着“取之社会，用之社会”的精神值得称赞！

祝：众志成城！多行善举！生活愉快！

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全体理事



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Sky Creation Design
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Mr Ang Wei Neng
(Member of Parliament
for Jurong GRC)



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RCMA ACTIVITIES 2017/2018

新加坡装修同业商联会 2017/2018 活动

It has been an eventful year for members of RCMA! From celebratory dinners to skills upgrading courses, the committee has ensured that our members continue to be involved and inspired. We also placed a greater emphasis on helping homeowners to make well-informed choices when renovating their homes.

对新加坡装修同业商联会的会员来说，今年可是精彩不凡的一年！不论是庆祝晚宴还是技能提升课程，委员会确保会员在各种活动中的持续参予，并从活动中得到启发与鼓舞。商联会还加强力度，强调在提供装修服务时，也应该让屋主有更大的知情权，使他们可以做出更明智的选择。

RCMA members were invited to take part in management courses conducted by Kaplan in 2017 as part of an initiative to promote lifelong learning. 2017年，为了推广终身学习，新加坡装修同业商联会会员受邀参加新加坡楷博教育学院开办的管理课程。

SKILLS UPGRADING COURSES 技能提升课程



RCMA Honorary Secretary, Mdm Mary Mark, graduated from the SUSS Executive Development Programme at the Singapore University of Social Science and National Trades Union Congress U SME in 2017. As a senior member of the RCMA committee, she became a shining example of continuous learning and skills upgrading.

新加坡装修同业商联会秘书长Mary Mark女士于2017年完成了新加坡新跃社科大学和全国职工总会中小企业协作平台联合推出的管理人员发展课程。作为新加坡装修同业商联会的资深委员，她不断学习和自我提升的良好心态成为了大家学习的楷模。

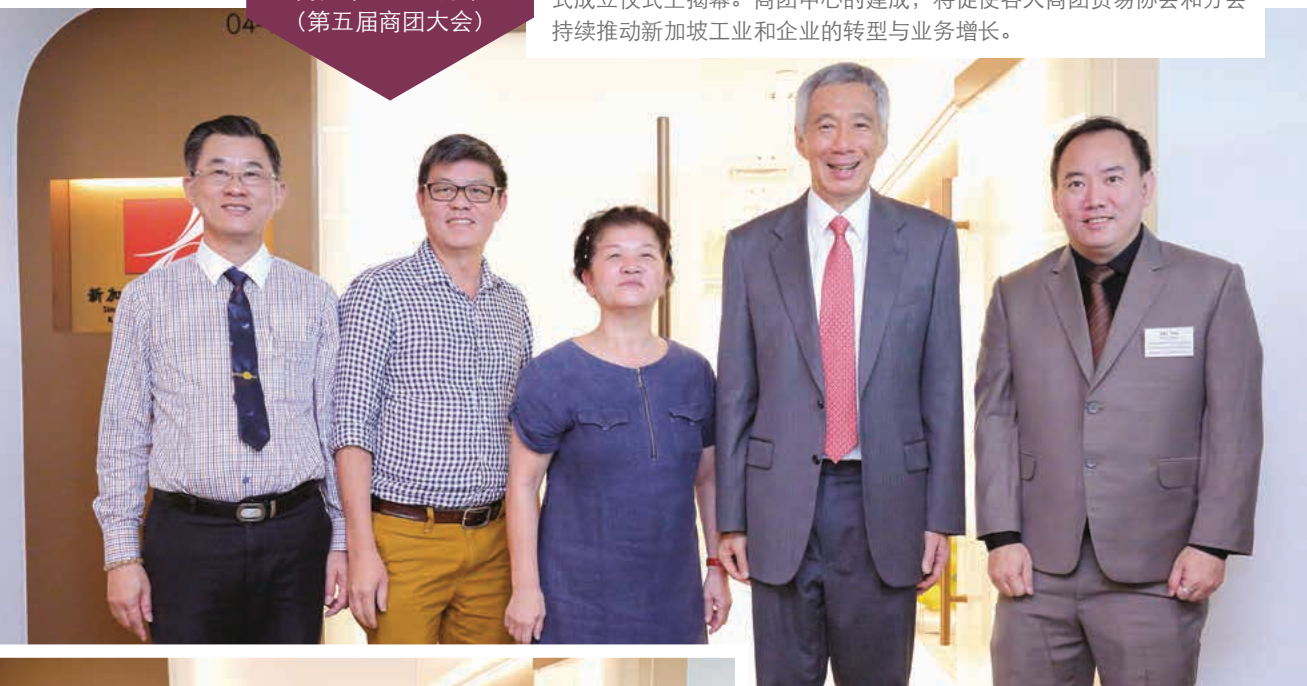


**OFFICIAL
OPENING OF TRADE
ASSOCIATION HUB
(5TH TRADE ASSOCIATION
CONGRESS)**

商团中心正式开幕
(第五届商团大会)

Officially opened by Prime Minister Mr Lee Hsien Loong on 22 November 2017, the Trade Association Hub at 9 Jurong Town Hall Road will enable Trade Associations and Chambers to drive the transformation and growth of industries and enterprises in Singapore.

2017年11月22日，李显龙总理为设在裕廊镇大会堂路9号的商团中心正式成立仪式上揭幕。商团中心的建成，将促使各大商团贸易协会和分会持续推动新加坡工业和企业的转型与业务增长。



GUEST-OF-HONOUR
Prime Minister Lee Hsien Loong



Led by the Singapore Chinese Chamber of Commerce & Industry (SCCCI) and supported by JTC Corporation and SPRING Singapore, the Trade Association Hub currently houses more than 25 Trade Associations and Chambers. This includes Singapore Building Materials Supplier's Association, Singapore Furniture Industries Council, Singapore Glass Association and Singapore Timber Association.

由新加坡中华总商会带领，JTC集团和 SPRING Singapore协力支持，商团中心目前集聚了超过25家贸易协会和分会，包括新加坡建筑材料商公会、新加坡家具工业理事会、新加坡玻璃公会和新加坡木材厂商总会。



**ROADSHOWS
AND TALKS**
路演和讲座

RCMA conducted several roadshows and talks in collaboration with HDB and People's Association to inform and educate new BTO flat owners on tips when renovating homes as well as the importance of choosing the right renovator and interior designer.

新加坡装修同业商联会多次与建屋发展局和人民协会联手举办路演和讲座，让预购组屋屋主对装修房屋有更深入的了解，并认识到选择合适的装修商和室内设计师是极为重要的。



**SBMSA
CHINESE
NEW YEAR
GATHERING**
新加坡建筑材料
商会新春团拜



The Singapore Building Materials Supplier's Association (SBMSA) held their annual Chinese New Year Celebrations cum grand opening and invited RCMA for a rousing lunch at their Trade Association Hub Office on 4 March 2018.

新加坡建筑材料商会于2018年3月4日在设于商团中心的新会所内举办了年度新春团拜庆祝活动暨盛大开业典礼，并邀请新加坡装修同业商联会参予团拜午餐，共襄盛举。

**MND HUDDLE
DINNER**
新加坡国家
发展部HUDDLE
晚宴

The Ministry of National Development organised the MND Huddle 2017 to honour volunteers and alumni for their dedicated service and contributions. RCMA was invited to be part of the celebrations.

新加坡国家发展部举办了MND Huddle 2017晚宴，以表彰志愿者和前发展部领导人的热忱服务和贡献。新加坡装修同业商联会受邀参加庆祝活动。



COMMUNITY SERVICE 社区服务

On 3 August 2017, a fire broke out in a HDB flat at Jurong East Street 32. Its interior was blackened and simple furniture was burnt and seriously damaged. The owner is a cancer stricken mother with two young daughters who have just started working. They do not have savings and could not afford to renovate and reinstate the flat. RCMA was invited by MP Mr Ang Wei Neng (MP for Jurong GRC) to sponsor the complete renovation of the burnt flat. To reciprocate as part of RCMA community service and contribution, RCMA offered and agreed to bear the full costs of the renovation.

2017年8月3日，裕廊东第32街的一栋组屋单位发生火灾，内部被烧得焦黑、家具严重损坏。屋主是育有两名年轻女儿的患癌母亲，两位女儿刚踏入社会工作，她们并无储蓄，也无力承担装修和修复组屋的费用。在裕廊集选区议员洪维能先生的盛情邀请下，新加坡装修同业商联合会赞助了这户家庭的全面翻修费用，为社区服务和社会做出贡献。



To celebrate the 2017 Mid-Autumn festival, the RCMA committee held a celebratory event to welcome new members cum inter-trade networking at our new office in Trade Association Hub.

为庆祝2017年中秋节，新加坡装修同业商联合会全体委员在设于商团中心的新会所办事处内举行了庆祝活动，欢迎新成员的加入，同时让会员之间相互交流。

MID-AUTUMN CELEBRATIONS 中秋庆祝活动





**RCMA
CNY DINNER**
新加坡装修
同业商联会新春
晚宴

RCMA held our Chinese New Year dinner on 16 March 2018 at Jubilee Garden Restaurant in SAFRA Toa Payoh.

2018年3月16日，新加坡装修同业商联会在位于SAFRA大巴窑的Jubilee Garden饭店举行了新春晚宴。



On the auspicious 29th day of the first month of the lunar calendar, RCMA held our CNY dinner celebrations to welcome the new year. It was a great honour to have the presence of our MP Advisor, Mr Ang Wei Neng (MP for Jurong GRC) as the Guest of Honour. The event was a rare opportunity to gather and celebrate with many representatives of government departments, representatives of fellow associations, old and new members and friends from all walks of life.

2018年正月二十九那天，新加坡装修同业商联会举办了新春晚宴，喜迎新岁。当晚，非常荣幸能够邀请到裕廊集选区议员洪维能先生莅临。此次晚宴更珍贵的是能够聚集众多政府部门代表、各大同行协会代表、新旧成员以及各界好友伙伴，大家欢聚一堂，相谈甚欢！



**Celebrating May Day Rally 2018
with RCMA/USME Business
Partnership.**

新加坡装修同业商联会与中小企业
协作平台共庆五一劳动节集会

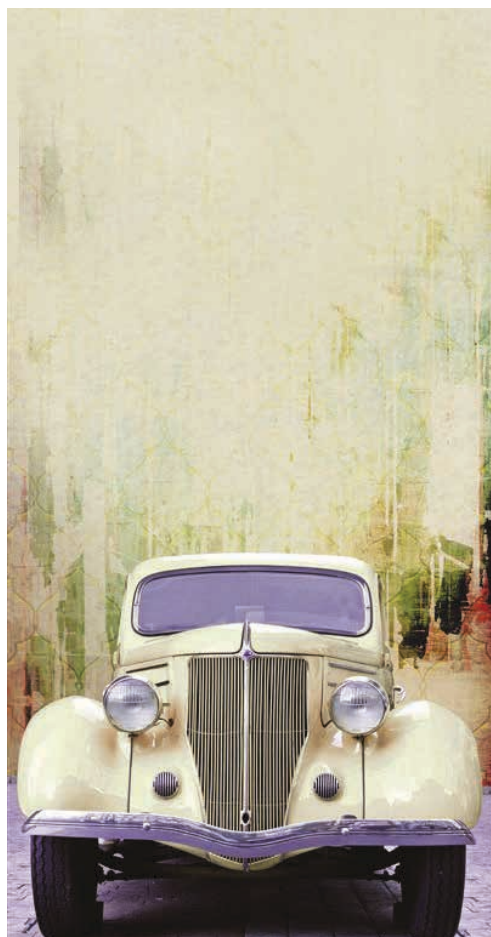
**MAY DAY
RALLY**
五一劳动节
集会



The labour movement of today is a key tripartite partner that highlights the importance of looking after the interests of our working people amidst Singapore's economic transformation. On 1 May 2018, RCMA was invited as an important partner of our labour movement to join in the May Day Rally celebrations.

今日的职工运动是三方合作关系中的重要一环，强调了在新加坡经济转型期间照顾劳动人民利益的重要性。2018年5月1日，新加坡装修同业商联会受邀参加五一劳动节集会庆祝活动，成为职工运动的重要合作伙伴之一。





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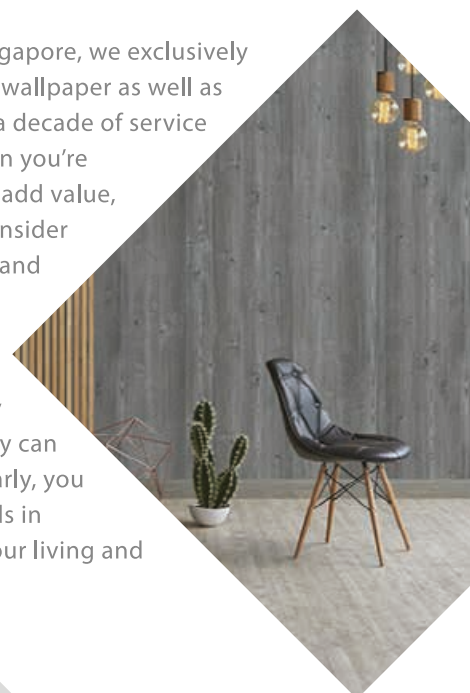
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3 Ang Mo Kio St 62,
Link@AMK #02-28 (S) 569139
Tel: 6744 4577

IMM Building

2 Jurong East Street 21,
#02-67 IMM Building, (S) 609601
Tel: 6569 6621

RCMA
COMMITTEE
MEDIA
ACTIVITIES
新加坡装修同业
商联合会媒体活动



During the interview, Russell pointed out the red flags that all homeowners should look out for when engaging an interior designer.

One of the most important highlights Russell brought up during the interview was how there have been an influx of fake ratings and reviews on websites such as Facebook. As such, Russell emphasised the importance of verifying these reviews, whether positive or negative. He also encourages homeowners to meet with the designers when discussing quotation figures.

More importantly, Russell reassured listeners that not all contractors and interior designers are out to scam homeowners. He brought up the importance of engaging a trustworthy design firm, especially those that are accredited by RCMA and CaseTrust.

访谈中, Russell指出, 所有屋主在聘请室内设计师时都应该注意的几大事项。

Russell在访谈中提出了重要的事项之一, 那就是脸书与一些网站上存在着大量的虚假评级和评论。因此, Russell强调, 无论是正面还是负面的评论, 屋主都应该加以验证评论的可信度。他还建议屋主在讨论报价时, 应该与设计师会面, 当面商讨及确认价格。

更重要的是, Russell向听众保证, 并不是所有的承包商和室内设计师都会欺骗屋主。他也强调了选择值得信赖的设计或装修公司是至关重要的, 尤其应该挑选那些经消费者协会和新加坡装修同业商联合会联合认证的设计公司。

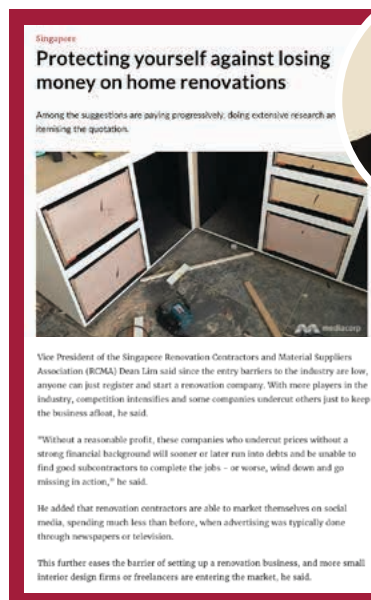
Mr Russell Chin, Assistant Secretary of RCMA, was interviewed 'live' on Power 98FM in October 2017. He was there to highlight the importance of protecting ourselves from rogue contractors in the design industry. 2017年10月, 新加坡装修同业商联合会助理秘书Russell Chin先生也受邀参与Power 98电台直播的访谈节目, 强调屋主自我保护、免受室内设计行业劣质承包商坑害的重要性。

Throughout 2017, several RCMA committee members have represented the interior design community in the media.

2017年内, 多个新加坡装修同业商联合会委员曾代表室内设计行业出席媒体活动。



RCMA President, Dr Sky Tan, made an appearance on 88.3 Jia FM to share his advice on the importance of picking a trustworthy renovation firm. 新加坡装修同业商联合会主席Sky Tan先生就受邀于88.3 Jia电台接受采访, 分享选择信誉良好的装修公司的重要性。



Mr Dean Lim, Vice President of RCMA, was interviewed by Channel News Asia to give his expert opinion on the current state of renovation contractors in Singapore.

新加坡装修同业商联合会副会长Dean Lim先生接受亚洲新闻台采访时, 针对新加坡目前的装修承包商状况发表了专业意见。

In the interview with Channel News Asia, Dean offered several suggestions in

which homeowners can protect themselves against losing money on home renovations. He explained that since the entry barriers to the industry are low, anyone can simply register and start a renovation company. With more players in the industry, competition intensifies and some companies undercut prices to remain competitive. Dean goes on to explain that these companies tend to eventually run into debts, and will be unable to complete their jobs.

Dean's advice to homeowners is to pay progressively, instead of in a single lump sum. He also suggests that homeowners carry out extensive research on the renovation contractors and to itemise the quotation for greater peace of mind.

在访谈中, Dean劝告屋主在装修房子时, 该如何保障自身、避免财务亏损提出了一些宝贵建议。他透露, 由于装修行业的人行门槛很低, 任何人都可以通过简单注册就成立一家装修公司。随着业内从业者增加, 竞争开始加剧, 有些公司会通过削价保持竞争力。Dean进一步解释, 这些公司往往最终陷入债务危机, 并且无法完成装修工作。

Dean建议屋主应该以分期支付装修费用而不是一次性支付的方式来保障自己。他还建议屋主应该对有意聘请的装修承包商进行深入调查, 并让承包商在给出的报价单上清楚列明所有项目, 唯有这样, 才能让屋主对装修更加放心。



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RCMA advisor, Mr Lim Ah Bah, gave an exclusive interview "live" on Mediacorp's Channel 8 Hello Singapore programme. 8频道《狮城有约：十分访谈》直播，独家专访新加坡装修同业商联会顾问林亚峇先生。



1

1 SEP 2017

WHAT SHOULD YOU TAKE NOTE OF WHEN CHOOSING A RENOVATION CONTRACTOR? 挑选装修商，该注意什么？

For the last ten years, the renovation industry has consistently ranked among the top ten industries with the most consumer complaints. Last year, it came in fourth, with a total of 1,269 complaints logged by the Consumers Association of Singapore (CASE). Not only that, the total amount involved in these complaints has doubled over the last decade, from \$700,000 in 2008 to \$1,400,000 last year. How can consumers protect their own rights? And what is the industry's response to such high numbers of complaints?

Mr. Wu Xiuhong – Head, Education Committee, CASE

Mr. Lim Ah Bah – Advisor, RCMA

Guo Liang: Welcome to you both. Today, we are addressing two issues. First, the renovation industry has been one of the top ten industries with the most consumer complaints over the last decade till date. Second, the amount associated with these complaints seems to have doubled over the past decade as well. Mr. Wu, why do you think this is so?

Wu Xiuhong: Actually, if you take a look at our cases, the price has doubled because many people are now willing to pay more for their renovations. Many of these managers, executives, and business people think, "This is my home, it is an important place that I come back to everyday, so I have to make it beautiful." Which is why they don't hesitate to spend a large sum of money on renovations, because they see it as an investment.

Youyi: Yes. Mr. Lim, what do you think of these figures?

Lim Ah Bah: I think this is normal. How much was a cup of coffee ten years ago? How much is a cup of coffee now? More than doubled. The same can be said about the price of a HDB flat today compared to ten years ago.

Let me give an example involving construction sand alone. One truckload of sand is enough to build either two 3-room flats or one 5-room flat, and used to cost only \$50. Now the same amount of sand costs \$800. Why? Because the quality has improved. So it also makes sense that renovation prices have more than doubled.

Youyi: So this addresses the numbers, but what about the nature? Mr. Wu, may I ask whether the content of the complaints we see now is different from the past?

Wu Xiuhong: Most of the complaints we receive fall into two categories. The first is that the goods are of shoddy quality, they arrive late, or don't arrive at all. The second is that that quality of work done is not up to standard. This has remained almost the same in ten years.

Guo Liang: I see. Mr. Lim, what you mentioned earlier about rising renovation fees is understandable, because the demand for renovations have increased, as well as the costs involved. But as for the number of complaints, it is also quite high for the industry. There are more than 1,200 in a year. Why do you think this is so?

Lim Ah Bah: We should look at it objectively. How many units were issued by the HDB ten years ago?



My understanding is probably around 30,000. What is the number of flats issued by the HDB in the last three years? 100,000. So if the number of complaints per year remains the same, it means that the percentage of complaints has dropped very low. That would be an objective way of looking at things.

Guo Liang: Earlier, Mr. Wu mentioned that based on the complaints received, two of the main issues are bad quality work, and renovation contractors taking payment and not completing their job. Why do you think such things happen?

Lim Ah Bah: It's very simple – at present, there are more than 2,000 licensed renovation contractors, engaged in over 100,000 renovation projects. From that perspective, 1,000 complaints is actually not a big issue. So how do these people get this way? It is necessary to discern if they are lost sheep, or wolf in sheep's clothing.

Guo Liang: Are you referring to renovation contractors?

Lim Ah Bah: I'm referring to the unethical renovation contractors.

Guo Liang: Unethical renovation contractors.

Lim Ah Bah: Unethical renovation

contractors are relatively few in number, perhaps 1,000 in the entire industry. In fact, I think the real number should be around 100, since it is common for a company to renovate 10 houses each. So how do we solve this problem? If we have enough time today, this should be an important point to address.

Youyi: When you say “solve”, do you mean from the consumer’s point of view, or do you hope to see an official solution?

Lim Ah Bah: Both. First, with regards to consumers, why is it there are no problems with the rest of the 100,000 houses being renovated? Why are you part of the 1,000 that have problems? Is it because you are the problem? Or is it because you can’t get along with others? I think it’s the consumers who are the problem. And what problem do they have? Greed!

How do these wolves in sheep’s clothing deceive? To give an example, let’s say for one consumer, their renovations cost \$30,000 but they only have \$10,000, so they borrow the remaining \$20,000 from the bank. They pay the contractor \$10,000 first as a deposit. After renovations start, the contractor’s salesman comes to them and says, “The \$20,000 you borrowed from the bank is just sitting there, not being used. It’s better to lend it to my company. My company will send you four air conditioners in exchange. Four not enough? We’ll give you five. Then I’ll get my boss to write you a cheque for \$2,000.” From the consumer’s point of view, they think that it’s reasonable. Since they’re not using the \$20,000 yet, why not hand it over and turn a profit?

Guo Liang: Of course we understand that many people are cheated, often because of personal greed. However, we must consult Mr. Wu – among the complaints that you actually received, I believe Mr. Lim’s example does ring true, but for more than a thousand of them all caused by greed? I believe that would be impossible.

Wu Xiuhong: I cannot say it is impossible, but the odds are very low. Because of the complaints we see in our archives, many of them are from consumers who do not do a good job of preparing themselves, whether it’s doing their own research, checking on the contractor’s reputation, or looking at some of their previous jobs and ascertaining the quality of their work. Very few consumers do this. In many cases, consumers only look at price, and they don’t go around comparing quotes. Another common issue is that

they don’t scrutinise the terms and conditions of the contract. Too many consumers believe that the lower the price, the better. This is a common problem among Singaporeans.

Youyi: But I would like to ask, actually, from the perspective of consumers, apart from information like price or services provided, it is actually very difficult to find additional information like the contractor’s reputation or records of their previous work.

Wu Xiuhong: In fact, if you access the CASE website, we will see some of our cases, and you can see which renovation contractors have been certified by CaseTrust. There is also a systematic standard for you to screen for good renovation contractors. Another thing you can find on the website is a sample of a renovation contract.

Youyi: What sort of content does it have?

Wu Xiuhong: The sample renovation contract mentions what conditions need to be met, for example, what is the renovation fee, what works are expected to be completed and when, and if failing so, what should be done. These are a series of questions that you can find in there.

Guo Liang: Let us first summarise some methods for consumers to protect their own rights. Both of you mentioned earlier that when looking for a renovation contractor, it is best to do something like this: First, ask around about them, do some research online. Of course, you should find one with a good reputation and positive reviews. Mr. Wu mentioned that you can find some information on the CASE website.

The other thing to do is not just look at the price, to insist on signing a proper contract and scrutinising the terms and conditions.

Youyi: Yes, at the same time, it is recommended that consumers personally go down to the renovation contractor’s company to sign the contract, because this way they can confirm that they have a formal place of business. Also, don’t pay for the renovation fully in advance and insist on a gradual payment structure instead.

Guo Liang: Of course, the renovation process must be diligently supervised. I would like to ask Mr. Lim if you agree with these points, that consumers need to have an attitude of self-protection.

Lim Ah Bah: Yes, agreed.

Guo Liang: From another point of view, what kind of advice does RCMA have for consumers?

Lim Ah Bah: I think the most important thing when hiring a renovation contractor is to have a standard contract. According to the structure of a standard contract, 10% is paid upon signing, 30% is paid upon receipt of goods. After you have checked –

Guo Liang: Is this fixed? I’m sorry I interrupted you – is this 10% negotiable?

Lim Ah Bah: Standard contract.

Guo Liang: Standard contract.

Lim Ah Bah: Standard contract, you have to comply. 50% is paid upon completion, and the last 10% is only paid two weeks after that, if there are no additional





消费者如何保障自身权益

- 四处打听、上网查询
- 找口碑好、信誉佳的装修公司
- 不要只看价钱，坚持签约并细读合约条款
- 亲自到装修公司签约，确认有正式营业地点
- 不要提前付清装修款项，坚持分阶段付款
- 装修过程要勤于监督

problems. So if there is a delay in completion – for example, one month – it is clearly indicated in the contract how the renovation contractor should compensate the homeowner for this one month's delay.

Youyi: What kind of compensation is acceptable, in general?

Lim Ah Bah: It is generally between 1–3%, that is the restriction. Unless, there are more than thirty items in this contract, and you have sufficient reasons to explain the delay, then that is another matter.

Guo Liang: Actually, there is already a lot of detailed information regarding how to engage contractors and what should be in the contracts, and so on.

Lim Ah Bah: Yes, that's right.

Guo Liang: So when it comes to enforcing such standard contract terms, it is up to the consumer to take charge of the situation.

Youyi: Indeed. Thank you both for joining us today on the show. Thank you.

Lim Ah Bah: Thank you.

Wu Xiuhong: Thank you.

在过去的十年来，装修业一直都名列在消费者协会投诉的排行榜十大行业之一。那么去年的消协总共是接到了1,269起跟装修有关的投诉，排在第四位。不但如此，这些投诉所涉及的装修费总额过去十年翻了一倍。从2008年的700,000元飙升到去年1,400,000元。消费者可以如何保障自己的权益呢？而针对高居不下的投诉，业者有什么样的说法？

消协中央委员会教育小组组长，
伍修宏
新加坡装修同业商联会顾问，林亚峇

郭亮：欢迎两位。首先请教两位，今天我们看到的其实是两个点。一个点就是：过去十年来装修行业一直是比较高投诉的十大行业之一。至今为止一直是如此。还有一点就是设计的金额似乎是十年来翻了一倍之多。伍先生你觉得原因是什么？

伍修宏：其实如果你看一下我们的案例，翻了一倍的那个价格是因为很多人现在他们比较舍得（花钱）。很多这些经理、执行人员，还有商业人士，他们觉得这个是我家，所以我要好好的去（装修），这是很重要的地方，我每天都要回家。如果是这样的话，我就要好好的去把这个地方搞好，搞漂亮。所以我不惜花大笔的钱去做，对他们来说这是一个很重要的投资。

有懿：是。那林先生，对于这些数字来说的话，你有什么样的看法呢？

林亚峇：我认为这正常。十年前一杯咖啡多少钱？现在一杯咖啡多少钱？不只翻倍。那举一个例子，十年前一个建屋局的价格跟现在的价格又如

何？一样。我举一个例子来说明，讲装修里面的沙跟灰就好。以前买一车的沙，可以做两个两房一厅或者一个五房式，那时（只要）五十块。现在单单这个沙呢，要差不多八百多块。单单沙而已。为什么呢？因为整个质量的提高，不一样了。所以这个价格的差别不只翻倍。

有懿：所以这些是在数字方面，那性质方面呢？伍先生，请问现在在我们看到的投诉的内容跟以往有没有任何的不同？

伍修宏：其实我们现在看到的大部分投诉都是两大类：第一就是货不对板，而且他们会延误，然后有一些是根本没有去做。第二呢，就是他们通常去做的那个性质还有那个品质都没达标。所以就是这两种，十年内都是差不多这样的。

郭亮：是。林先生，我们刚才提到了这个金额大家可以理解。这个现在的装修要求都也高了，成本也高了，对吧？那么，可是针对投诉的数目来说，也是在行业里面算是蛮高的。一年有一千两百多。您觉得原因会在哪里？

林亚峇：那应该必须客观的讲。十年前建屋局所发放的单位有多少？我的理解大概是三万多个。那么这三年里面建屋局发放的单位是多少？我看是整十万。所以如果每年还是那个（投诉）数目，就是证明装修的投诉百分比已经降得很低了。那讲话必须这样才是客观。

郭亮：那么刚才伍先生提到的，接到的投诉的案例当中，一个是质量问题，一个是拿了钱没有完全完成工作。这样的情况发生的原因会在哪里？

林亚峇：那很简单。目前拥有建屋局执照的（装修商）有两千多个。他们从事这整十万个的房屋单位（的装修工作），出现问题投诉的一千多个，这其实问题不大。那么为什么这些人会搞到这样呢？就是必须弄清楚这些人是迷途羔羊还是披着羊皮的狼。

郭亮：你是指那些装修商是吗？

林亚峇：指这些不良的装修商。

郭亮：不良的装修商。

林亚峇：不良的装修商在整个行业是少数，最多一千个左右吧。其实我看真正的数量应该在一百个公司左右，一个公司设计十间（房屋）很平常。所以怎么样去解决这个问题？我觉得，今天如果有时间，必须把这个作为一个重点。

有懿：您说的“解决”是说从消费者这里出发呢，还是说希望看到一个官方的解决方法？

林亚峇：两方面，两方面（都）该解决。那么这两方面的解决是这样的：第一，你从消费者方面来看，为什么整十万间的单位，人家装修没有问题，只有你们这千多个有问题？是不是你有病？或者是你有什么跟人家过不去的地方？我认为消费者有病。病在哪里？贪心，贪心！他们这些披着羊皮的狼怎么骗？举一个例子来谈，消费者钱不够跟银行借钱，我做三万但是我只要一万就借两万。好了，你一万先给我，我给你一个定金。东西开始做之后，（装修商）他的推销员来找你了，“你的两万块放在那边也没有用。不如拿来给我公司。我公司送你四个空调。四个够吗？不够换五个。那么我叫老板开张两千块的支票给你。你想想，有理由吗？两万块在我这边没用就要给你？那何不给你喽？

郭亮：当然我们知道，很多人被骗，往往起因是个人的贪欲。但是我们要请教伍先生，在你们实际接到的投诉电话当中，我相信林先生讲的这种例子有，不会是没有。但是这一千多都是贪婪造成的，我相信应该也是不可能。

伍修宏：这个我不可以说不可能，可是几率会很少。因为在我们的档案里面看到的那些投诉呢，他们很多都是消费者自己没有好好的做一些准备功夫，没有好好的做一些调查，没有好好的去看一下这些装修商有没有好的口碑，或者是看他们以前做过的案例，自己去看一下那个质量做得好不好。他们这些都很少去做。很多这种案例，（消费者）他们通常都只是比价格。而且他们比价格的时候，也不会去物比三家。很多时候，他们也是没有好好的去看那个合约里面的细



节和那些细文。他们就觉得越便宜越好，给我越多越好，这是新加坡人的通病吧。

有懿：但是请问，其实我们从消费者角度来看，其实我除了价格，或者他所能提供给我的服务之外，其实像口碑呀，或者是他们以往的这些记录，我作为消费者是很难找得到的。

伍修宏：其实如果进入我们（公司）的网站的话，会看得到我们的一些案例。如果你去（查看）我们CaseTrust公司认证的一些公司，他们也会有一个系统化的（标准），帮你好好的筛选那些好的装修商。如果你要的话，你可以进入我们的网站看一下，而且我们还有一个合约的样本。

有懿：有什么样内容？

伍修宏：对。合约的样本里面就提到需要提供一些什么样的条件。打个比方，价钱是多少，他们要做的东西是什么，几时要完成，如果不能完成的话怎么办。这些一系列的问题，你都可以从那边找得到。

郭亮：我们现在先总结一下消费者保障自身权益的一些方法。刚才几位提到，在寻找装修商的时候呢，最好做到这样几点：首先要四处打听一下，上网查询。那么当然要找口碑好，信誉佳的这个装修公司。刚才伍先生说的也可以上网去查。那么，另外呢就是不要只看价钱，坚持签约并且细读合约的条款。

有懿：是的，那同时建议大家亲自到装修公司去签约，因为这样子可以确认（装修公司）有正式的一个营业地点。那么也不要提前付清装修的款项，坚持分阶段付款。

郭亮：那么装修过程当然要勤于监

督啦。我想最后请教林先生，我相信这几点你当然也很同意。消费者要有一个自我保护的这样一种（意识）。

林亚峇：对，对。

郭亮：那么从另外一个角度，你们商联会会给这个消费者什么样的建议呢？

林亚峇：我认为是这样：你找一个装修商，最主要是必须（要有）一个标准合约。根据标准合约的形式，举个例子，10%签约（就付款），30%货物到你的家。你检查过了才～

郭亮：这个固定吗？对不起我打断你一下——这10%可以谈的吗？

林亚峇：标准合约。

郭亮：标准合约。

林亚峇：标准合约，你要遵守。50%在完工之后（再付），剩下10%，两个星期做好，你觉得没问题才付（钱）。那么之间还有一个，你在某月某日，比如今天9月1号你要完成。（如果）你没有完成，你拖延了一个月，那你这个一个月要怎么赔偿给屋主，合约里面写的清楚。

有懿：一般大概是什么样的赔偿方式？

林亚峇：比如说一般是在1%到3%之间，那个是一个约束性。除非，这个合约里面的三十多项，你有充分的原因说明这个延迟的理由，那就另当别论。

郭亮：其实也就是说，目前在手段上面或者在合约（方面）等等，本来就是有很多明细的规定。

林亚峇：对，对。

郭亮：所谓正规公司的这个条款，就在于自己如何去把握了。

有懿：的确。谢谢两位到节目现场。谢谢。

林亚峇：谢谢。

伍修宏：谢谢。



2

22 JAN 2018

WHAT CAUSED THE SUDDEN POPPING OF HDB FLOOR TILES? 组屋地砖为何突然爆裂？

In the past month alone, the Singapore Housing Development Board received over 700 reports of floor tiles popping. The HDB flats where the floor tile popped include Sengkang, Woodlands, Sembawang, Jurong West, and Hougang. Is frequent popping of tiles really a result of climate, or are there other factors? If the home brick suddenly bursts, what should be done?

Dr. Qian Si Cheng – Assistant Professor of Engineering, Singapore Institute of Technology

Mr. Lim Ah Bah – Advisor, RCMA

Jeffrey Low: What caused such frequent popping of floor tiles recently?

Dr. Qian: There was a very large change in temperature a while ago, which is the biggest contributor. However, there were also some problems with construction quality that may have caused the popping, and is worth investigating.

Youyi: Mr Lim, do you think there may be a problem in the construction quality?

Mr. Lim: Usually, there are two people involved in the completion of such construction work. The first is the “supervisor” who is responsible for monitoring the work. The second is the “labourer” who is responsible for hammering and paving the floor tiles. At which point in the processes does a problem arise? That depends on the abilities of both parties to do a good job: the labourer’s skill and strength; and the supervisor’s responsibility for checking on things such as the quality of the construction sand, the standard of the work done, the distance of the gaps, etc. These factors will determine whether the

floor tiles remain durable over the next 10–20 years.

Youyi: Is 10–20 years the standard warranty period for the market?

Mr. Lim: Generally, the warranty period is one year. During the warranty period, there will generally be no problem. However, after ten years, why do some houses’ tiles pop, and other don’t? That is because different renovation contractors produce different quality of work.

Youyi: But objectively speaking, as Dr. Qian said just now, the problem of tiles popping is due to different construction methods, but in Singapore, the construction methods are usually implemented in accordance with the correct standards. Is it possible that the main reason is that the temperature changed too much a while ago, and local renovation contractors did not take precautions against such severe levels of weather changes.

Dr. Qian: If every part of the construction process was implemented in strict accordance with the guidelines and standards of the Building & Construction Authority (BCA) and its related departments, this problem should not occur.

Jeffrey Low: We know that there are two workers involved during the construction process who can conduct inspections. Can homeowners do the inspections themselves?

Mr. Lim: The homeowner himself is the third tester. After renovations are done and the house is handed over, the

homeowner has every right to inspect his own house.

Jeffrey Low, Youyi: How should we conduct the inspection?

Mr. Lim: You can take a piece of metal, and tap on every floor tile one by one. If any piece of floor tile shows a hollow sound, it indicates that there is a problem with this piece. You should bring it up to the “supervisor” and request they replace it with a new floor tile.

Youyi: The “hollow sound” indicates that there is air trapped under the tile?

Mr. Lim: Yes, different sounds will be heard. The correct sound should be full and solid. If there is a hollow sound when knocked down, it proves that there is a problem with this tile.

Youyi: If there is air there may be a problem of the tiles popping?

Dr. Qian: Yes. When there is air trapped under the tile, it means that during the tiling process, the tile was not completely paved. Or perhaps because they were rushing for time, so immediately after paving they rushed to seal the groove, and that doesn’t allow for all the gas to be released, which causes the subsequent popping.

Jeffrey Low: We have a chart here that shows what the construction process looks like. Could you please explain it to us?

Dr. Qian: Yes, in fact, we can see from the typical structure of this floor tile: We have a structural layer of floor slabs, a thick layer of concrete-bonded sand or bricks. There are adhesives or adhesive layers between these three layers. This adhesive layer is very important, and every layer is



十分访谈：组屋地砖为何突然爆裂？



interlocked. If you do not do a good job in every part of the construction process, it may lead to the problem of protruding or popping tiles in the future.

Jeffrey Low: So the timing also needs to be handled well.

Dr. Qian: Yes, every part of the construction process is very important.

Youyi: However, does the possibility of air bubbles being trapped have anything to do with the material or size of the floor tile?

Dr. Qian: Yes, it does. For the floor tile itself, its quality control occurs at the factory, even during the firing process, there's a chance it may not be fully fired. We can imagine that many tiles are fired together and that some tiles may not be fired completely. This will result in inferior tiles.

Youyi: Let's take a look at these two photos we have prepared. It was sent to us by our viewers and friends of Channel 8. Dr. Qian, please help explain to us what we're looking at.

Dr. Qian: We can see from this photo that the floor tiles are protruding. Why? We know for a fact that in the case of thermal expansion and contraction, the expansion or contraction of the building itself is actually more severe than that of the bricks. So in the case of continuous extrusion like this, if there is air trapped inside, it will find the

most vulnerable place to release itself, and the floor tile will protrude.

Jeffrey Low: Let's take a look at the second photo. What could have caused something like this to happen?

Dr. Qian: The reason for this, besides the reasons I mentioned earlier for the first photo, is that there are problems with the quality of the floor tiles, probably caused due to the firing process. With inferior quality floor tiles, this is more likely to happen.

Youyi: May I ask, Mr. Lim, if there is such a situation in my home, can I call the renovation contractor and ask them to help?

Mr. Lim: Of course you can. However, in my own experience, if a homeowner seeks out one of our directors or association members to do the repair work, the first thing I would advise is to ask the homeowners to seek out their original contractor. Why? To let them know that there is such a problem, and to ask them to fix it. But unfortunately, in eight out of ten of these cases, the original contractor no longer exists, whether it's over ten years ago, or just a few years ago.

Youyi: Yes, and the same floor tiles can no longer be found.

Mr. Lim: The floor tiles certainly can no longer be found. Just like the cloth used in your dress, do you think you will

still be able to find it ten years later? That is impossible.

Youyi: That sounds very troublesome. Do you suggest that we glue the tiles back ourselves? We did the same thing when we were younger.

Mr. Lim: That's right. A savvy homeowner would have bought extra tiles from the contractor to prepare in case anything were to happen in the future.

Another point to add is that after the renovations have finished, or even during the renovation process, the homeowner is usually very excited and thinks, "I'm going to take a look at the house and see if it turned out well." So often they will go at night, sometimes with kids, and they run into the house and step onto the floor tiles before everything is properly set. This will cause problems in the future.

Youyi: Because it's been stepped on...

Mr. Lim: Stepped on in the middle of the setting process, which will cause damage. This is called the harm of being over-excited.

Dr. Qian: After being laid, floor tiles should be given some care and maintenance.

Youyi: Ah... So even after I've started living in my home, do I still need to pay attention to the changes in the indoor temperature?

Liu Junhao: How should it be maintained?

Mr. Lim: This is another the problem altogether. What I meant is that homeowners shouldn't be smart-alecky or over-excited before the house has been handed over by the contractor.

Youyi: After the house has been handed over, and after living in it for a while, do you still need to pay attention to temperature?

Dr. Qian: If the temperature is a problem, the user may not be able to monitor it too closely, but it is still important to avoid using acidic cleaners, and prevent heavy objects from suddenly hitting the floor.

Jeffrey Low, Youyi: Alright, thank you both for enlightening us!



十分访谈：地砖突然爆裂 住家地砖突然爆裂 应该怎么办？

仅在过去一个月，新加坡建屋发展局就接到大约700起关于地砖爆裂的反馈。出现地砖爆裂的组屋单位包括盛港、兀兰、三巴旺，裕廊西以及后港一带。组屋地砖频频爆裂，真的是气候导致，还是另有其他因素？如果住家地砖突然爆裂，应该如何处理？

新加坡理工大学工程系助理教授，
钱思称博士
新加坡装修同业商联会顾问，林亚峇

刘俊葳：为什么最近会常常发生这样的地砖爆裂事件呢？

钱博士：前一阵子气温变化非常大，这应该是最大的诱因。但是，爆裂事件背后也有一些施工品质的问题值得我们探讨。

有懿：请问林先生，你觉得有可能是施工品质的哪一个环节出现了问题呢？

林先生：通常在施工时必须由两个人来完成这个工作。第一个是“看工”，负责监察这个工作。第二个是“铺工”，他们负责敲打和铺下地砖。哪一个环节会发生问题取决于施工者的工作质量：“铺工”本身的经验跟他的手力，捶打的力度；“看工”有没有尽他的责任，比如说使用的沙灰是不是够标准，水平如何，缝隙如何。这些因素都会决定在十年，二十年后，这些地砖是否耐用。

有懿：请问所谓的十年，二十年，这个时间是不是一个市场上合理的保用期？

林先生：通常保用期是一年，在保用期内，一般不会出现问題。但是，为什么十年过后，我跟你是同一个方向的屋子，他的爆裂你的不爆裂？不同的装修商，装修质量不同，就会造成这样的差别。

有懿：但是客观来看，好像刚才钱博士您说的，出现爆裂问题是因为施工时的手法不同，但是在新加坡，通常施工的手法都会按照正确的标准来执行。有没有可能还是因为之前气温变化实在太太，本地的装修商没有为这一类的天气变化做出防范。

钱博士：如果说，在施工过程中的每一个环节，都可以严格按照建设局和相关单位的指导原则和施工标准去执行的话，基本上应该是不会发生这个问题。

刘俊葳：我们知道在施工过程中有两个工人，这两个工人可以做检验。那屋主自己能做检验吗？

林先生：屋主本身是第三个检验者，施工过后，把屋子交给你，那你就是屋主，你当然有这个资格检查自己的屋子。

刘俊葳、有懿：应该怎么检查呢？

林先生：怎么检查呢？一般是通过这个方法：就是拿一根金属棒，一块地砖一块地砖的敲打，对每一块地砖都做检查。如果任何一块地砖出现空洞的声音，就表明这块有问题，应当跟“看工”者提出，更换一块新地砖。

有懿：所谓“空心”声，就是敲打之后，发现有空气？

林先生：对啊，会发出不同的声响，正确的应该是很实在、很饱满的声音。如果敲下去有“空心”声，就证明这块地砖有问题。

有懿：有空气就可能会发生爆裂的问题？

钱博士：对，那为什么会有空气产生？其实就是在地砖铺贴的时候，并没有铺贴完全。或者在铺贴的时候，因为可能要赶工，在铺完后就急着直接把沟逢给封起来了，让里面并没有产生足够的气体释放，这就是造成以后发生爆裂的原因。

刘俊葳：我们有个图表可以看看，就是到底这个施工过程是怎么样的？请博士跟我们解释一下。

钱博士：是，其实我们可以从这个地砖的典型构造看出：我们有楼板的结构层、有厚的洋灰沙层，或是面砖。在这三个层之间都有所谓的黏着剂或黏着层。这个黏着的部分非常重要，而且每个层环环相扣。如果在施工中哪一个部分没有做好，都有可能导致日后的面砖隆起或是爆裂的问题。

刘俊葳：所以时间点也需要掌握得好。

钱博士：对，每一层的施工和铺贴都非常重要。

有懿：但是，在每层间出现空气泡沫的可能性，跟它的材质或者这个地砖的大小有没有直接的关系？

钱博士：有的，对地砖本身呢，它在出厂时的品质管制，甚至在烧制的过程之中，有可能没有烧制完全。我们可以想象，很多地砖都是一起去烧制完成的，可能有些地砖并没有烧制完全，这样就会产生一些劣质的地砖。



有懿：好，那我们再来看看，这里给大家准备了两张照片，是我们八频道的观众朋友特别发件来给我们的。博士来帮我们解释一下我们看到的是什么情况。

钱博士：我们从这张照片可以看到地砖隆起的现象，那为什么有地砖隆起呢？其实我们知道，在热胀冷缩的情况下，建筑本身的膨胀或是收缩其实是比地砖来得厉害。所以在像这样不断挤压的情况下，如果里面有气体，气体就会找最脆弱的地方去释放，这样地砖就会隆起。

刘俊葳：我们看看第二张照片是怎么样的。它出现这样的一个情况，是怎样导致而成的呢？

钱博士：导致这个情况的原因，除了我在第一张照片提到的原因之外呢，还有就是地砖本身在品质管制或是烧制过程中有问题，像这样比较劣质的地砖都可能发生这些状况。

有懿：请问林先生，如果我的家里出现这样的状况，我可以跟这个装修商说一声，叫他们来帮忙吗？

林先生：当然可以。但是以我本身的经验，如果有任何屋主找回我们工会的理事或是会员去做这个修补的工作，第一个我会通知他们：叫屋主找回他原有的装修商。为什么？让他们有个机会知道问题出在哪里，让他回去修。但是很失望的是，去了十个，有八个回来都说这个装修商已经不存在了。十年左右、十多年的、几年的都有。

有懿：是啊，而且一样的砖也找不到啦。



林先生：地砖肯定是找不到，就像你这件衣服使用的布，十年后能找回这个布来补衣服吗？那是不可能的。

有懿：这是挺麻烦的。建议大家在家里头可以自己就把它给粘回去吗？我们小时候都有粘过啊。

林先生：对。如果是聪明的屋主呢，就是在装修的时候，额外的跟装修商多买几盒（地砖），为了之后（会发生的状况）做后备。还有一点要补充的，屋主在装修好了之后，或者施工的过程中，因为心情很兴奋嘛，“我要来看一下那个屋子好不好，美不美？”。那么经常呢，在晚上去，或者有时候也带着孙子去。一进去（之后）呢，“哇！很漂亮啊”，看到工人走进去，他也跟着走进去看，“哇，不错啊。”他的孙子跑进去，就去追孙子，结果这个地板先天不足，今后这个地板肯定有问题的。

有懿：是因为踩到了。。

林先生：进去之后被你踩坏了，在要干未干的时候（踩坏了）。这个叫做兴奋过度的害处。

钱博士：铺贴之后要给它一个施工的养护。

有懿：啊。。那么在（屋子）已经开始使用之后，我还需不需要注意室内温度的变化？

刘俊葳：怎么去保养呢？

林先生：这就是过后的问题了。我的意思是说，屋主在还没有交屋的时候，不要自作聪明或者兴奋过度。

有懿：那交屋过后，使用一段时间了，需要注意温度问题吗？

钱博士：温度问题的话，使用者可能没办法注意，但是我们避免使用酸性的清洁剂，避免重物突然敲击地砖，是还蛮重要的。

刘俊葳、有懿：好，谢谢两位教了我们很多！



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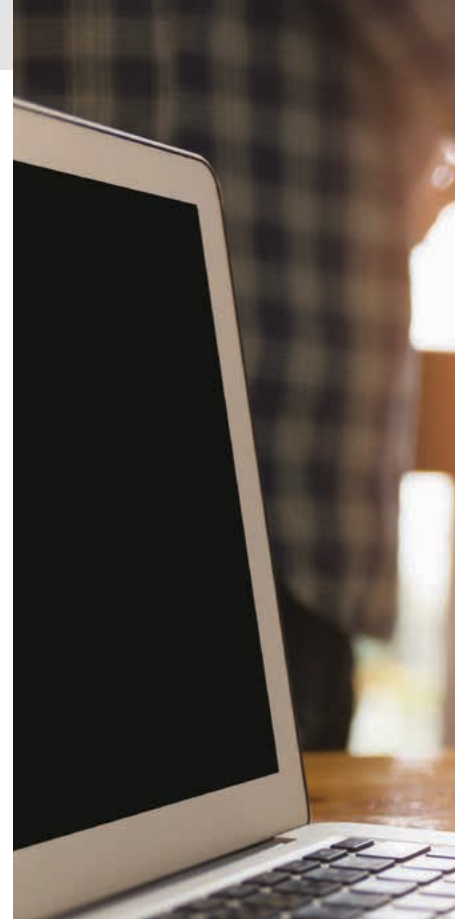


AG Door Pte Ltd
7 Mandai Link #06-39, Singapore 728653
Tel: +65 6363 1488 / +65 6363 3071 | Fax: +65 6363 3072
Email: sales@agdoor.com.sg | www.agdoorsg.com
(Co. Reg No. 201220437Z)

Efforts to Reduce Home Renovation Disputes and Complaints



By Ong Han Boon
Property Valuer
Advisor, RCMA



Most people desire to own and live in a beautiful and comfortable home. That is why homeowners are willing to spend money to hire an interior designer and renovation company to create an ideal living space.

In general, the first problem encountered by owners during renovation is to find a reputable renovation company that will ensure renovation works are completed on time and in satisfactory condition. In the event a bad renovation company is engaged, it will often result in disputes and complaints lodged with the Consumers Association of Singapore (CASE) and in the worst case scenario, end up in court litigation. The end result is not just money lost and time wasted but also mental distress for the owners. Therefore, avoiding occurrence of home renovation disputes is a primary concern of house owners and at the same time a challenge faced by the house renovation industry.

TYPE AND NATURE OF COMPLAINT

Statistics and reports in the press show that complaints against home renovation contractors lodged with CASE reached a historical high of 1,779 cases in 2013 before dropping to 1,269 cases in 2016. In the last decade, the figure averages between 1,200 and 1,400 cases. The nature of complaints can be broadly classified into the following three types:

1 FAILURE TO HONOUR CONTRACTUAL OBLIGATIONS

This type of complaint arises when consumers have paid a large sum of deposit, or even made full payment upfront, but persistently face delays or an incomplete job from the contractor. After investigations, it was found out that the contractors have disappeared with customer's money. Most find out they have been cheated since the company has closed down or moved locations leaving them with no other option than to file a police report.

2 CONTRACTORS DID NOT COMPLETE THE WORK ACCORDING TO THE CONTRACT

There are also complaints due to contractor's failure to follow the job specifications as stated in the contractual agreement. These cases include the use of building materials of inferior quality in the renovation works. This is only found out after completion of renovation and the owners lodged complaints to CASE.

3 COMPLAINTS ON WORKMANSHIP

These types of complaints occur when the owners are not satisfied with the renovation quality. Consumers usually complain about renovation works not being done correctly and unsatisfactorily and that there are defects after the renovation. Some cases may be quite controversial in nature due to owner's high expectations, whilst there are also cases occurring due to workers' inexperience or carelessness in handling their work.

CONCERTED EFFORTS TO REDUCE NUMBER OF COMPLAINTS

1 TO RAISE THE PROFESSIONAL MANAGEMENT, SELF DISCIPLINE OF RENOVATION CONTRACTORS

In response to complaints from consumers, the Singapore Renovation Contractors and Material Suppliers Association (RCMA) has been focusing on this issue since its establishment in 1980. Its Council together with the Consumer Association of Singapore (CASE) launched the "Renovation Register" to allow consumers to choose reputable renovation contractors. The members of RCMA are mostly experienced renovation contractors. If there is dispute regarding renovation works, the owner can complain to RCMA and its Council members will inspect the renovation works and mediate.

In addition, RCMA also signed a memorandum of understanding with CASE in 2015, jointly forming the



CaseTrust RCMA Joint Accreditation Scheme for the renovation industry. This allows the consumers to rest assured that their legitimate rights and interests are safeguarded. Furthermore, the implementation of the Performance Bond Scheme is aimed at establishing a fair and reliable renovation industry that reduces the number of renovation complaints and disputes.

2 TO STRENGTHEN EFFECTIVE COMMUNICATION BETWEEN CONSUMERS AND RENOVATION CONTRACTORS

RCMA and CASE regularly publishes The Singapore Renovation Guidebook and the Consumer Magazine to provide relevant knowledge about consumer rights and renovation tips. The contents of the publications include renovation information and guides, such as reference articles on how to create an ideal residence, steps on how to renovate the kitchen, how to manage renovation budgets and tips for better use of space. The efforts will help consumers improve their understanding of the renovation works so as to avoid disputes caused by a lack of industry knowledge.

For most first-time homeowners, renovating is a new, complex and time-consuming matter. Things to consider include selection of building material, design style, renovation budgets and required time for the entire renovation works. It is advisable that homeowners hold proper discussions with renovation contractors to communicate fully their needs and wants, the purposes of renovation in order to work out a realistic budget. Before the renovation, a contract shall be signed with the renovation contractor. The contractual agreement shall include details of the works, the date of completion, mode of payment, the warranty period, repair of defects and so on. During the renovation process, homeowners should inspect the site and communicate closely with renovation workers. Once there are items inconsistent with the contractual agreement, it is best for homeowners to notify the contractor so that immediate rectification works can be performed to avoid possible disputes after work has been completed.

3 CHOOSE A REPUTABLE RENOVATION CONTRACTING COMPANY

In recent years, with the booming development of government flats and private houses, renovation contractors and interior designers have sprung up everywhere. It is inevitable that these practitioners have varying quality levels. Therefore, when a homeowner employs a renovator, they ought to invest time to do proper research to select a company with reliable reputation. Next steps would be to arrange for a meet-up to test for ease of communication as well as view past portfolios.

A renovation project may require both the services of interior designers and renovation contracting companies. RCMA plays an important role in ensuring that the renovation industry maintains a high standard of service and good craftsmanship. It would be good to note that renovation contractors accredited by the Association and registered with the HDB are reliable.

Looking at the cases of complaints concerning renovation reported by the media, it can be said that most of the disputes are due to the consequences of hiring new, unreliable and inexperienced companies.

In conclusion, reducing renovation complaints will help to improve the image and professionalism of the renovation industry. Regardless of the scale of a renovation project, it is most important to bear in mind to avoid disputes, because disputes will only result in monetary losses, mental distress and many other unsatisfactory scenarios. Ultimately, the best win-win situation happens when owners are satisfied with the final outcome and entire renovation process, whilst renovation contractor gets adequate payment with a good review for job well done.

浅谈房屋装修的投诉问题



翁汉武
房产估价师
新加坡装修同业商联合会会务顾问

拥有和住在一间舒适、美观、又合适的家居，可以说是大多数人的理想和家人的愿望。因而，业主购买房屋或组屋后都会聘请装修商进行设计装修，为的就是打造一间理想的安乐窝。一般而言，装修时首先遇到的问题是如何找一家有信誉的装修公司为他们装修，以保证装修能如期按所设计的方案完工。如果找到一家不好的装修商，双方发生纠纷，搞到需要向消协投诉，或甚至上法庭诉讼。弄到劳心劳力，不但蒙受金钱损失、浪费时间；最终不能如期完工，那就得不偿失。因此，避免发生房屋装修的纠纷，从而减少投诉是屋主所应关注的问题，同时也是装修行业面对的一大挑战。

投诉的种类与性质

综观媒体上的报导，本地装修有关的投诉逐年有些上升，但也有些年是下降。统计数字显示，2013年投诉案升至1,779宗达到历史高峰；接着最近几年案件频频下降至2016年的1,269宗。总的来看装修工程的投诉在过去10年里平均每年约有1,200至1,400宗之间。就投诉的种类而言，大概可有下列几类：

（一）装修商设有履行合约

这种投诉一般是业主交付了装修费，但装修工程却迟迟没有进行；或者工程半途而停。经过调查发现有关装修商已逃之夭夭，公司搬离原来地矣。最终只能向警方报案介入调查，使到业主面对一场装修的恶梦。

（二）另一种投诉也是关于装修商失信

屋主因装修商没有根据双方所签订的合约项目进行装

修；或者货不对办，装修商以不同或劣等材料装修房屋，造成屋主的不满而向消协投诉。

（三）还有一种是关于装修商服务素质的投诉

屋主不满意装修商的装修素质。这类投诉通常比较富有争论性。有者是业主要求过高，也有是因为装修工人经验不足造成装修出现毛病。

减少装修投诉的良方

（一）提高装修业者的专业管理、自律的能力。

针对消费者的投诉问题，新加坡装修同业商联合会（Singapore Renovation Contractors And Material Suppliers Association, RCMA）自1980年成立以来就很关注这个问题。其中理事会与新加坡消费者协会（The Consumer Association Of Singapore, CASE）共同推出“装修商名册”，让消费者可选择有信誉的装修商。新加坡装修同业商联合会的会员，大都是有丰富经验的装修商。如果在装修中有纠纷，屋主可以向商联合会投诉，理事会就会采取行动到现场视察，鉴定双方谁对谁错的问题以保障屋主的权益。

再者，商联合会也在2015年与新加坡消费者协会签署谅解备忘录，共同设立消费者协会保证标志鉴定计划（Case-Trust RCMA Joint Accreditation Scheme for renovation industry），加强装修业者的专业管理、自律的能力，让消





费者放心，以保障他们的合理合法权益。另外又实施装修履约保证金计划 (PERFORMANCE Bond Scheme)，就是朝向建立公正合理、可信赖的装修行业，提高装修业的质量水平；以期达到减少装修纠纷，让消费者放心的目标。

(二) 加强消费者教育和装修商之间的有效沟通

新加坡装修同业商联会和消协都有定期出版新加坡装修指南 (Singapore Renovation Guidebook) 及消费人刊物 (The Consumer Magazine)，提供有关消费者权益及装修有关的知识。刊物内容有装修信息及指南，比如有关如何打造理想住居、厨房装修步骤的指南、如何做装修预算、更好利用空间的贴士等等的参考文章。这方面的工作将有助于消费者提高对装修知识的了解，以避免和装修商发生因装修认知不同产生的纠纷。刊物的内容也让更多商家展示他们的商品和服务，可供消费者参考。

对大部分第一次拥有自己房子的屋主而言，装修房子是件新鲜、复杂、花时间的事，要考虑的事项包括装修材料、设计风格、装修时间、装修费用的预算等等。因此，在装修进行之前，屋主应先做好准备功课与装修商进行有效沟通，充分了解消费者的需求、装修目的、共同拟出一份切合实际的装修预算。屋子装修之前应与装修承包公司签订一份合约，详细列明装修项目、完工的日期、如何支付装修费用、保证范围及期限、装修毛病的修改等等。装修过程中屋主应到工地

视察并与装修工人沟通，一旦发现与合约不一致的装修问题，可以即刻通知承包商加以纠正，避免日后装修完工后才发觉货不对办、或者装修毛病的纠纷与投诉。

(三) 选择信誉可靠的装修承包公司

这几年随着政府组屋与私人住宅的蓬勃发展，装修承包商如雨后春笋到处林立，难免从业者有素质参差不齐的情况。因此，屋主在聘用装修承包商时就应该选择信誉可靠的公司，可以要求看看装修商曾经装修完成的工程、双方先进行交流，看彼此是否能有效的沟通。

房屋的装修，屋主需要聘用的可能包括室内设计师和装修承包公司。商联会在确保装修行业维持高水平的服务和良好手艺扮演重要的角色。经新加坡装修同业商联会所认可的，并且有向建屋局登记的装修商，应该是信誉可靠的。

看看媒体所报导的装修投诉案例，可以说大部分的纠纷都是由于聘用了没有信誉、或者经验差的新公司所产生的后果。

总的来说减少装修投诉，将有助于提高装修行业的形象与水平。房子的装修可大可小，可繁可简，但应避免因装修发生纠纷，造成金钱损失，精神困扰等事故令屋主和装修承包商都不愉快。如果能做到屋主在装修过程中满意、最终获得美观、合适的家居；装修承包公司获取应得酬报与良好商誉，那将是皆大欢喜的双赢好事。

Tile Trend & Evolution – A Brief Overview

By Patrick Puah,
Sales Director,
Lian Seng Hin

Tiles are a unique surfacing material, with varied patterns and designs. They are able to transform the living spaces of both interior and exterior of any building, public walkway and other amenities.

When the first Glazed Ceramic tile was invented 6,000 years ago, it was a form of ceramic art meant for the rich and noble. Fast forward to the modern era and tiles have become a daily necessity. It's not longer restricted as a form of luxury, and is now a durable material that adorns floors, walls, facades, countertops and many other surfaces.

Early tile manufacturing was made and crafted by hand. It was only with the advent of the Industrial Revolution in the 1900s that tiles could be mass produced in factories, making tiles a commodity sought after for its functionality.

■ SIZE REVOLUTION

In the early 20th century, tiles were only available in small sizes with monotonous patterns, limited by the early mass production technology. Sizes available then were 10x10, 7.5x15, 15x15, 10x20, 20x20cm. Towards the last quarter of the 20th Century, sizes have increased to 20x25, 20x30, 20x40, 30x30, 40x40 and 45x45cm.



Image courtesy of Lian Seng Hin

With advancement in production technology in the 21st century, there has been a dramatic improvement towards bigger sized tiles. In the last decade alone, we have seen a prolific range of imported tiles from 30x60, 45x45, 50x50, 60x60, 37.5x75, 75x75, 40x80, 80x80, 45x90, 90x90, 50x100, 100x100, 60x120, 120x120, and even in slab sizes from 75x150, 80x160, 90x180, 120x240, 120x260, and 160x320cm. The thickness of tiles has similarly seen a revolution towards application needs, from an ultra slim 3mm to a hardier 20mm that's suitable for outdoor usage.

■ DESIGN AESTHETICS

Traditionally Europe has been at the forefront of the design revolution and production technology. However, China's rapid rise in industrial might and better downstream supporting industry has given rise to the economy of scale. The tile industry has seen China-made tiles occupying the top spot in sales turnover in Singapore's retail and project markets.

From the early monotone silk screen printing, printing technology has improved in tandem with the latest digital printed designs mimicking real marble, stone, wood, cement, terrazzo and even graphic works. Just like seasonal fashion trends, tile designs change yearly.

■ PRACTICAL SOLUTIONS

As consumers shop for tiles, bear in mind the need to prioritise functionality and practicality. This is seen in the tile finishing, be it polish, matt or anti-slip surface. Maintenance difficulty increases with roughage. On a similar note, the size of the tile affects design, grout maintenance and labour cost to lay.

Faced with the myriad of tiles available in the market, consumers are advised to seek professional advice from Interior Designers to make an informed choice, but ultimately, it's your home, your choice.



Lian Seng Hin Trading Co Pte Ltd
568A Balestier Road, Singapore 329885

TEL (65) 6252 2222 • Email sales@liansenghin.com.sg • Website liansenghin.com.sg

现代居室 窗帘的艺术



王天乞
会务顾问
新加坡装修同业商联会



一幅室内外装饰配搭的窗帘，其美的回味不亚于，一幅美术作品，它给整个居室环境带来美的享受。



纵观今日个人对家居生活的设计及装饰，把窗帘的意境表达得惟妙惟肖，那份一帘幽梦的境界，窗饰艺术是美妙梦乡的缔造者。

带有各式材质的窗帘装饰，其本身就是一幅富有美感的素材，经过设计家再创作，变成很柔性的窗帘被人广泛使用。

妙趣横生的窗帘，艺术美学创作的依据，装饰中的点，线，面，形，各种要素，构成具有艺术创意的杰作。

我们很容易发现，美的织品，环绕在窗和门的四周，创造出的天然节奏感，细细品尝，能清晰地看到动人的主调和复调的互相映衬。

窗帘是视觉的艺术品，它融入设计及家具配搭，幻化成生活的意境昇华，沉稳素描，美韵耐看非一般装饰品所能比拟。

室内外窗帘实用价值，主要是装饰与遮光用途，是设计师不可或缺的窗饰品。

近时客户与时并进，采用多功能及轻巧的遮阳窗帘，多彩典雅，赋予室内整体设计，凸显独特韵味，是生活的演进，温馨的感觉。

自然材质的室内外木竹帘，室内外卷帘，布片百叶帘，蜂巢帘，斑马帘，窗帘布，琳琅满目，各显姿彩，给门窗增添艺术视频，让设计师怦然心动，爱不释手，在居家装修配搭勾画美妙的意境，也是客户现代审美，对窗材饰品认识的提升。

HDB Home Maintenance

1 WINDOW SAFETY

Perform regular checks on your windows to keep our community safe

WHAT?

Falling windows can pose a huge danger to the public. We should all do our part to eliminate the risks. All homeowners should regularly maintain their windows at least once every six months.

Window maintenance is easy – all you need is a mirror to check your windows as well as a brush and lubricating oil to clean the window parts. To install or repair their windows, homeowners are required to engage an approved window contractor.



WHY?

The windows in your home can deteriorate over time due to wear and tear. If not maintained properly, windows can fall and pose a serious hazard to persons below the building. It is therefore important that windows are checked regularly, and repaired when necessary, to ensure they remain safe and secure. Homeowners can face a penalty of up to \$5,000 and/or jail term of up to six months for failing to replace all aluminium rivets in casement windows with stainless steel rivets. In addition, if a window falls due to lack of maintenance, they can face up to a maximum fine of \$10,000 and/or jail term of up to one year.

HOW?

Do your part by checking your windows regularly. To inspect, retrofit or repair your windows, you are required engage a BCA-approved window contractor.



BETTER SAFE THAN SORRY

The only way to be sure that your windows are safe is to check your windows regularly. Here are some common myths, debunked.

MYTH	FACT
1 Sliding windows will never fall	Sliding windows can also fall if they are not regularly maintained. You should check that the safety stoppers and angle strips of sliding windows are in their proper places. Clean the windows and ensure that window panels can slide smoothly. And change worn-out safety stoppers and angle strips by engaging an approved window contractor.
2 New windows or windows that are never opened will never fall	All windows are subject to wear and tear, and window parts can become loose or defective over time, causing windows to detach and fall.
3 For casement windows, home owners only need to check the rivets or screws on the visible part of the window or the pivot points of the window	When maintaining casement windows, you should also use a mirror to check the rivets on the underside and top of the window panel, to ensure they are not corroded or loosened.

The list of BCA-approved window contractors and window maintenance tips can be found at
www.bca.gov.sg/window_safety
www.hdb.gov.sg/window_safety

2 AIR-CONDITIONER MAINTENANCE

Keep your air-conditioner in tiptop shape to prolong its lifespan and keep it running efficiently.



It is important for you, as a homeowner, to maintain and keep your air-conditioner and its related installations in good working condition at all times. This ensures that the air-conditioner will not generate noise or cause other problems. It is also important to check the brackets that are holding up the air-conditioner condenser, as any loose bolts or improper installation can result in accidents.

Regular maintenance of your air-conditioner will help to keep it running efficiently while prolonging its lifespan.



For more information about air-conditioner checks and maintenance, visit HDB InfoWEB at www.hdb.gov.sg/cs/infoweb/aircon_safety



HOW TO INSPECT YOUR AIR-CONDITIONER

The most efficient method is to have your air-conditioner serviced regularly by a BCA-trained air-conditioner installer. Ask the BCA-trained air-conditioner installer whether your condenser unit requires a replacement of the structural support system i.e. stainless steel brackets due to rust and corrosion.



For the air-conditioner, ensure that the installation meets safety requirements. The condenser unit/bracket should only be mounted on concrete or brick walls



Monitor the stainless steel brackets which hold up the unit for signs of corrosion and rust



Look out for any signs of leaking. Install HDB's patented air-conditioner tray if your condensing unit is leaking



The piping for the condenser unit should be secure and run into your flat, with the condensed water discharged into a nearby internal floor trap

3 SPALLING CONCRETE AND CEILING LEAKS

Keep your home in tip-top shape by repairing spalling concrete or ceiling leaks in your HDB flat.

As our homes grow older, some wear and tear can surface over time. This includes common problems such as spalling concrete or ceiling leaks. Proper maintenance by homeowners is key to keeping your flat in good condition, and you can do this by carrying out regular checks and repairs.



CEILING LEAK

Ceiling leaks occur when water from the unit above yours leaks into your ceiling through the concrete floor slab. This usually happens in toilets and bathrooms due to wear and tear. If a leak is not repaired, it will affect your daily life, for example, water dripping into the cooking area, wash basin, shower area and toilet bowl. Approach your upper floor neighbour about repairing the leak and sharing the cost of repair.



MAINTENANCE TIPS

- **USE A NON-CORROSIVE DETERGENT WHEN WASHING TOILETS/BATHROOMS**
This helps to ensure that the waterproof membrane and screed in the floor slab is well-maintained.
- **MOP KITCHEN FLOOR**
The kitchen floor is not designed for washing as there is no waterproofing membrane beneath the floor tiles.



For more information about preventing and repairing ceiling leak, visit HDB InfoWEB at www.hdb.gov.sg/ceiling-leak



SPALLING CONCRETE

Spalling concrete is a common issue in many older buildings. It is caused by a natural deterioration process wherein the steels bars embedded in the ceiling slab begin to corrode. This in turn causes the concrete to crack and bulge. When it happens, you are advised to remove any loose concrete and engage a contractor promptly to repair.



HOW TO PREVENT SPALLING CONCRETE

- **PAINT CEILINGS REGULARLY**
Paint protects your ceiling and helps to prevent carbonation. Ideally, you should paint your ceiling regularly.
- **SEAL CRACKS/HOLES PROPERLY**
Check your ceiling regularly for any holes or cracks. These should be sealed immediately to prevent moisture and carbon dioxide from entering the concrete. Similarly, seal up any holes drilled into the ceiling that are no longer in use (e.g. holes left after a ceiling fixture is removed).
- **ENSURE SUFFICIENT VENTILATION**
A humid environment will speed up carbonation. To reduce the humidity in moisture-prone areas such as the kitchen, toilet, and bathroom, open the windows, vents, or doors when the areas are not in use.



For more information about preventing and repairing spalling concrete, visit HDB InfoWEB at www.hdb.gov.sg/spalling-concrete



Everything You Need to Know About Air-Conditioner Permits

In Singapore's balmy climate, air-conditioners are considered to be a necessity by many. But do you know if you require an HDB permit to install one?

The short answer is no, if your HDB block was completed on or after 1 Jan 1994, or was upgraded under the Main Upgrading Programme or Home Improvement Programme. This is because your flat would have been provided with the higher electrical loading of 40 amps main switch, which caters to higher capacity equipment or appliances such as air-conditioners.

For flats which are built before Jan 1994:

- **YOU DON'T NEED AN HDB PERMIT....** if you are using an existing approved 15 Amps power point or 20 Amps isolator provided by the previous flat owner, or HDB.
- **YOU WILL NEED AN HDB PERMIT.....** if you are going to use a new 15 Amps power point or 20 Amps isolator for your air-conditioner. You need to apply for an electrical permit before installing your air-conditioner, and the online application only takes 5 to 10 minutes!

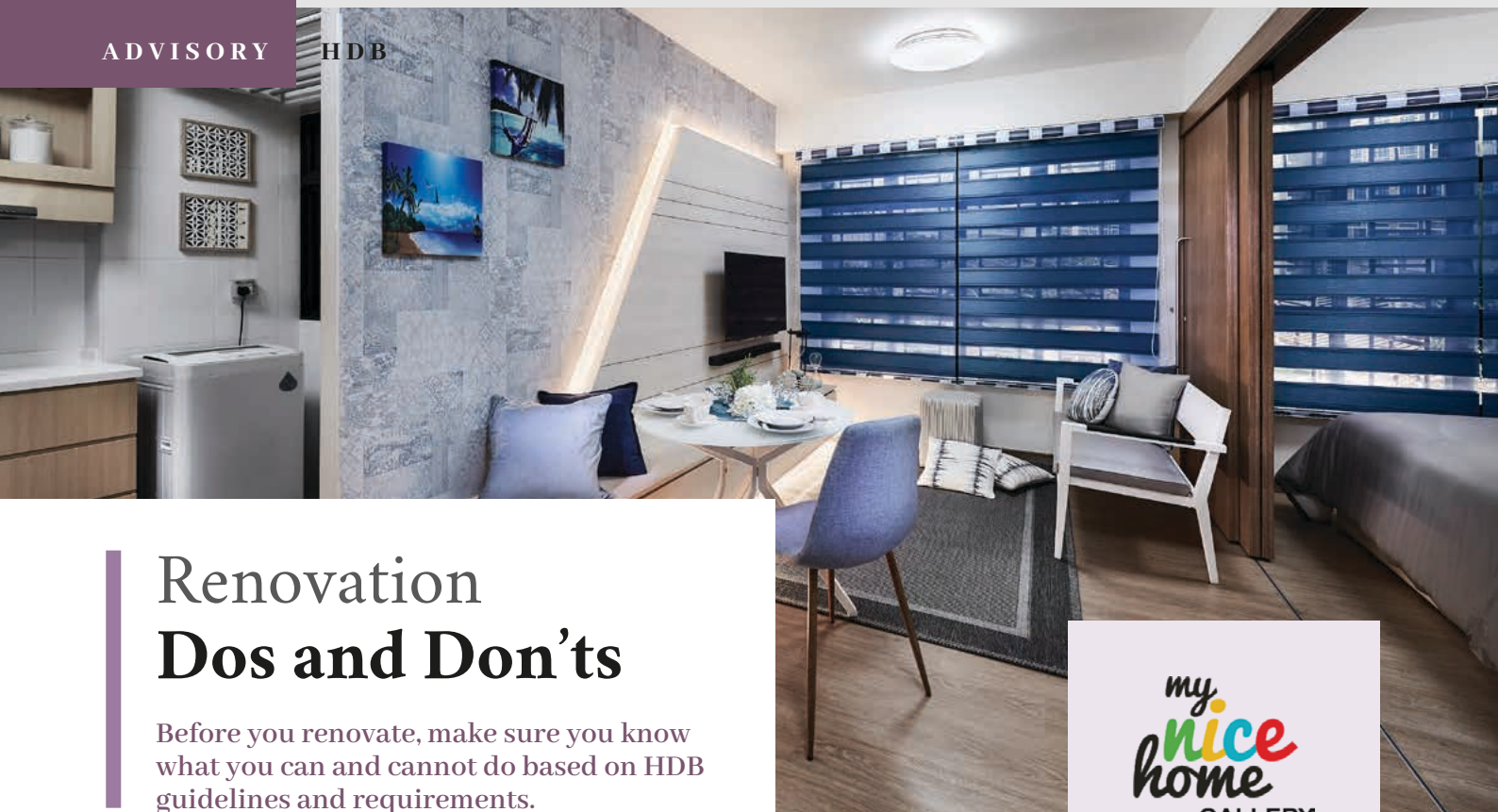
THINGS TO NOTE

- Air-conditioning systems can only be installed by BCA-trained air-conditioner installers. You can check if your contractor is a trained installer on BCA's website.
- You or your contractor must submit the installation report to the HDB Branch managing your flat within 14 days of installing the air conditioning system.
- The running current of the air-conditioner should be restricted by the 20 Amps isolator or 15 Amps power point, even for flats with higher electrical loading of 40 amps main switch.

Additional guidelines apply for different flat types, such as the maximum total running current and the maximum weight of the air-conditioner condensing unit allowed. Find out more on HDB InfoWEB (www.hdb.gov.sg) to ensure a smooth installation process where you can keep your cool!

For more useful content about renovating and designing your HDB flat, visit MyNiceHome at www.mynicehome.sg





Renovation Dos and Don'ts

Before you renovate, make sure you know what you can and cannot do based on HDB guidelines and requirements.

Stay safe! Unauthorised renovations can endanger you, your family and your neighbours. Only engage renovation contractors that are permitted to renovate HDB flats as they are familiar with the HDB guidelines and requirements. This ensures that they will protect the structural integrity of the building when they carry out renovations.

OBTAINING APPROVAL

You and your renovation contractor must ensure that you have obtained HDB's approval before demolishing and/or hacking any walls (be it partially or fully), or removing the floor and/or wall finishes. This is mandatory as it protects the safety of all residents and the public. Unauthorised demolishing and/or hacking of walls may affect the structural integrity of the building. Similarly, removing floor or wall finishes, especially tiles, creates a lot of noise and can cause inconvenience or disturbances.

RENOVATING RESPONSIBLY

The misuse of lifts can lead to breakdowns, damage and inconvenience to you and your neighbours. Lift breakdowns will greatly affect residents especially the elderly and those who have restricted mobility. Remind your suppliers, movers and renovation contractors to use the lifts properly!

BEFORE ENGAGING A CONTRACTOR, CONSIDER IF YOU ARE AGREEABLE TO THE:

- QUOTATION AND PRICING
- SCOPE OF WORKS
- PROPOSED TIMELINE FOR COMPLETION

Your appointed contractor is responsible for fulfilling your renovation contract, including the quality of their works.

If there is any dispute between you and your contractor over the pricing, work schedule, type and quality of the renovation, it should be resolved amicably between you and the contractor as the contract is signed by the parties. If the matter cannot be settled amicably, you may approach the Consumers Association of Singapore (CASE), Singapore Mediation Centre, the Small Claims Tribunals for assistance, or seek legal redress.

my
nice
home
GALLERY

**VISIT THE HDB
SHOWFLATS
AND EXPLORE
VARIOUS INTERIOR
DESIGN THEMES!**

- 📍 HDB Hub, 480 Lorong 6
Toa Payoh, Biz Four Level 3.
- 🕒 Monday to Saturday:
8.30am to 5.00pm.
Sunday and Public Holidays:
Closed.



For a list of contractors allowed to renovate HDB flats, visit HDB InfoWEB at www.hdb.gov.sg/renocontractors

For a list of works that require a permit, visit HDB InfoWEB at www.hdb.gov.sg/renoguidelines

To keep track of your renovation permit, visit MyHDBPage at www.hdb.gov.sg/ MyHDBPage and login with your SingPass



EASE into the Golden Years

Transform your HDB flat into an elderly-friendly home with the help of the EASE (Enhancement for Active Seniors) programme.



Singapore's elderly population is fast growing and our homes need to be ready to ensure the safety and comfort of our senior citizens. As part of its Home Improvement Programme (HIP), HDB allows Singapore Citizen (SC) households to opt for EASE improvement items for their HDB flats to meet the needs of an ageing population.

The Enhancement for Active Seniors (EASE) programme helps you to transform your HDB flat into an elderly-friendly home that improves the mobility of seniors. SC households can opt for the EASE improvement items during HIP or apply directly to HDB under EASE (Direct Application). Through this programme, the EASE improvement items are subsidised up to 95%, allowing you to create a safer home environment that improves the quality of life of the senior citizens staying in your home.

The EASE improvement items include grab bars that the elderly can hold on to when moving around the flat and bathroom/toilet, slip-resistant treatment that makes existing toilet floors safer to tread on, and ramps for single-step thresholds.

You may apply for EASE (Direct Application) if you have a senior member in the family whose age is:

- a) 65 years and above; or
- b) Between 60 and 64 years, requiring assistance with at least one of the Activities of Daily Living (ADL)

WHAT ARE THE IMPROVEMENT ITEMS IN THE EASE PACKAGE?



Slip-resistant treatment to the floor tiles of up to two bathrooms/toilets



Eight or ten grab bars installed in your first bathroom/toilet, and six grab bars for the second bathroom/toilet



Up to five ramps to negotiate one level difference within your flat, and at the single-step main entrance

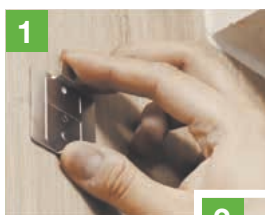


Find out more about the EASE programme at www.hdb.gov.sg/EASE-Application

SAFEGUARD YOUR HOME WITH THE GAS DETECTOR

PRIORITISE KITCHEN SAFETY TODAY WITH THE CG-686N GAS DETECTOR THAT DETECTS POTENTIAL GAS LEAKS.

City Gas is Singapore's sole provider of piped town gas to more than 800,000 households. To help improve kitchen safety, City Gas customised and developed a gas detector that can help detect any potential gas leak. The gas detector is able to detect piped town gas, cylinder Liquefied Petroleum Gas (LPG) and natural gas — all types of gases commonly used in local households.



1 ▲ Attach the mounting bracket to the wall with double-sided tape.



2 ▲ Affix the Gas Detector onto the mounting bracket.



3 ▲ Plug the power adapter into an electrical socket.

At less than 6 cents a day, you can enjoy peace of mind at home with this Gas Detector. When a potential gas leak occurs, it will be detected by the Gas Detector. The device will emit loud alarm messages, alerting you and your family to immediately ventilate the home by opening your windows and doors, and call City Gas' 24-hour emergency hotline if you are using piped town gas.

Manufactured in Japan under strict quality control, the Gas Detector has been tested to stringent Japan Gas Appliances Inspection Association (JIA) standards. This is why City Gas is proud to be able to offer a warranty period of up to five years, with a 1-for-1 exchange for defects.

Designed for use in local households, the Gas Detector is a small and

compact device with a long 3-metre cable that allows for easy placement. Do-It-Yourself installation can be completed in just three easy steps: attach the mounting bracket, set the detector unit onto the bracket, and plug in the power adapter.

Availability:

City Gas Gallery located at 8 Cross Street and Woodlands Civic Centre, selected Hoe Kee outlets, Home-Fix, Kah Hock Repairer & Trading and Poh Seng Hardware store at \$95 with 3-years warranty or \$115 with 5-years warranty. Find out more at www.citygas.com.sg or visit City Gas Gallery located at 8 Cross Street, Level 2 for a live product demonstration.

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[^] Subject to gas and electricity tariff revisions.



Towels dried under the sun.

Towels dried using an electric clothes dryer.

Towels dried using a **Rinnai gas clothes dryer**. Tested by a Japan Gas Company.*

*Source Rinnai Holdings (Pacific) Pte Ltd

Employing the latest available technology, the Gas Clothes Dryer features a built-in microchip sensor that constantly and accurately monitors the humidity level. This prevents clothes from over drying, ensuring that they always turn out soft and fluffy.

Using a gas clothes dryer also saves you from all the hazards of outdoor drying; you won't have to worry about harsh sunlight, rain, pollution and bird droppings. Your clothes can

be dried quickly and thoroughly, regardless of the weather outside, and don't have to be repeatedly taken in and out in case of rain.

Its other benefits include the ability to kill most dust mites and micro-organisms, making it the perfect clothes dryer for families with pets or family members with skin issues such as eczema. Choose the gas clothes dryer to promote better health and greater comfort for the entire family.

Compact in design, the gas clothes dryer can fit easily into any kitchen, yard or laundry area. It is also highly energy efficient with low carbon emission, making it an eco-friendly choice for the environmentally conscious.

Find out more at www.citygas.com.sg or visit City Gas Gallery located at 8 Cross Street, Level 2 for a live product demonstration.





Work Out A Small Kitchen

Suffering from a space-challenged kitchen? These smart storage solutions can make the most out of even the smallest of kitchens.

For those who like to cook, you will already know that the kitchen is always the most perplexing space to organise. It is very difficult to fit all the cooking equipment you use, especially if your space is very limited. These storage tips will help you maximise every nook and cranny in your kitchen, and instantly declutter your space.



MAXIMISE THE SPACE INSIDE YOUR DRAWERS

No matter how large and deep your drawers are, there never seems to be enough space! You can maximise the storage capacity and efficiency of these drawers with organisational systems like Blum's inner drawers. Not only will your cutlery and miscellaneous items be more neatly stored, but you'll find that everything will be well organised and in order.



MAKE FULL USE OF NARROW NICHES

When planning your kitchen cabinets, you might sometimes end up with little niches and nooks that are just not big enough to be useful. But with the Narrow cabinet from Blum, you can turn this wasted space into efficient storage. For a maximum cabinet width of 200mm and 20kg load-bearing capacity, narrow cabinet is an ideal storage solution for condiments, herbs, spices and bottles.



UTILISE THE AWKWARD CORNERS

If you happen to have a U-shaped or L-shaped kitchen, you might find that the corners of the cabinets are pretty inaccessible. A good solution is the Space Corner unit by Blum. These drawers can fit diagonally into the corner and lets you make full use of the space.



OPTIMISE THE SPACE AROUND THE SINK

Who says that the space around the sink is a goner? Make optimal use of the existing space around your sink area with Blum's U-shaped Sink unit. Detergents, sponges and other cleaning utensils can be kept and accessed directly underneath the sink.



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Utilise Your Kitchen Space with Quality and Elegance

Keep your kitchen neat and organised with hardware that makes life easier. These three kitchen must-haves are designed to the highest standards and are a great addition to your home.

KITCHEN CABINET BASKET

Wire baskets are a mainstay in the modern kitchen. They're highly efficient, utilitarian and are easy to clean. This Kitchen Basket is made of high quality grade SUS304 stainless steel which is guaranteed to be rust-proof and highly resistant to corrosion and scratching. They come in different shapes that allow you to organise different sorts of kitchen items. They are also available in many sizes to fit in your kitchen cabinets.



STAINLESS STEEL GRADE 304 DISH RACK

Nobody likes to see a messy kitchen sink and wet plates stacked on the basin. One wrong move and your cutlery, utensils and tableware will come tumbling down! The SUS316 dish rack is a handy solution to keeping your plates neatly ordered. It comes with a dish tray and aluminium die cast connector that can be valuable additions to a functional kitchen.

SOFT-CLOSING HINGES

It's becoming more common to see kitchen cabinets equipped with soft-closing hinges in Singapore. But not all soft-closing hinges are the same. The Italian Series SUS304 Soft-Closing Hinge is the latest line of Italian-designed hinges. Built with strict quality assurance, the rust resistance SUS304 HIGH Grade stainless steel hinge was designed and built for the tropical climate of Singapore.

It comes with a lifetime warranty and has been tested to meet premium quality standards. It can even withstand corrosion from most oxidizing acids. This durability makes it easy to sanitise, and therefore the ideal choice for the kitchen or bathroom.



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Renovation Deposit Performance Bond

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The key coverage of the bond are as follows:

- Insolvency, compulsory liquidation and bankruptcy of the Insured organisation.
- Death or permanent disability of the Key Partner or Director of the Insured organisation rendering

it impossible to keep the business financially or economically viable and resulting in the insolvency, liquidation and bankruptcy.

For the purpose of this policy, the meaning, intention and definition of insolvency, bankruptcy and/or compulsory liquidation shall be defined as the inability to meet their financial and trade obligations as and when they fall in the usual course of trade or business.

This Policy shall be activated and claims shall be payable when the insured is unable to fulfil their obligations to their Insured Person for more than 30 days on a continuous basis and where is evidenced that all physical function of Insured has ceased for more than 30 working days.

OBJECTIVE

CASE launched the CaseTrust Accreditation for Renovation Businesses

with a view to allowing committed companies to distinguish themselves by committing to the following standards:

- **CLEAR FEE POLICIES:** Clearly articulated and documented policies on fees and fee refund. These must be fully disclosed to their customers.
- **WELL-DEFINED BUSINESS PRACTICES AND SYSTEMS:** A redress system with proper and clearly defined dispute resolution mechanisms for the business and consumers. This will include mediation by the CASE Mediation Centre
- **WELL-TRAINED PERSONNEL:** The business with trained sales staff who do not practice unethical sales tactics and are able to provide accurate information regarding the renovation

Case Trust accredited renovation businesses are also regularly assessed by the Building and Construction Authority (BCA) of Singapore in accordance to BCA's CONQUAS standards.

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Having received feedback from the general public, CASE has implemented the Deposit Protection Insurance scheme in order to boost consumer confidence and improve the industry's image.

THE MECHANISM OF THE SYSTEM

- A master policy will be issued
- The approved limit will be set in the customised system which the business operator will have access to
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- The operator will have to top-up the limit once it runs low
- The operator will not be able to generate a certificate if there is insufficient limit
- The consumer will be able to call for compensation for the unutilised portion of deposit from the insurer (closure of the operator)

CLAIMS HANDLING

- The consumer will lodge a complaint to CASE for utilised portion of the deposit upon Insolvency, compulsory liquidation and bankruptcy of the Insured organisation
- CASE will assess the matter and make a decision whether the bond called is valid
- If the bond is valid, AVA will assist to facilitate the issuance of the cheque payment
- The cheque will be issued in favour of the consumer within fourteen (14) working days



CONCLUSION

Our key focus in arranging the Deposit Protection Insurance Bond is to ensure that Consumers' deposits are appropriately protected in the unfortunate event of a failure by the CaseTrust Accredited business.

The approach we take is on a proactive and collaborative basis – we have taken into consideration the interest of CASE, the business operators and most

importantly the consumers in all areas of deliberation.

We are confident that consumers will be protected in all possible ways based on the implemented scheme. Our philosophy is to adopt a fully integrated approach to the functionality of the pre-paid system. To ensure that the system will not be abused and to achieve a fair and transparent operating procedure in the industry.



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Email casetrust@case.org.sg • **Website** www.casetrust.org.sg

HOMEOWNERS' CHOICE

Looking for peace of mind when renovating your home? These design firms have undergone stringent checks and are accredited with CaseTrust-RCMA*. When engaging the services of these companies, your deposit payment is protected through the purchase of a deposit performance bond.

CONTENTS

- | | | | |
|-----------|---|------------|--------------------------------------|
| 70 | AC Vision Design Pte Ltd | 94 | Luck Ann Construction And Renovation |
| 72 | Add Space Design Pte Ltd | 96 | MJS Interior Pte Ltd |
| 74 | Artisan ID Group Pte Ltd | 98 | One Design Werkz Pte Ltd |
| 76 | CAD Associates | 100 | Posh Living Interior Design Pte Ltd |
| 78 | Carpenters.com.sg Pte Ltd | 102 | Rezt & Relax Interior |
| 80 | Ciseern by Designer Furnishings Pte Ltd | 104 | Space N Living Pte Ltd |
| 82 | Eagle Design Pte Ltd | 106 | Starry Homestead Pte Ltd |
| 84 | Eight Design Pte Ltd | 108 | The Interior Place Pte Ltd |
| 86 | Homotech Space Concepts Pte Ltd | 110 | The Two Big Guys LLP |
| 88 | Image Creative Design Pte Ltd | 112 | U-Home Interior Design Pte Ltd |
| 90 | In2Space Interior Pte Ltd | | |
| 92 | Inspire ID Group Pte Ltd | | |



The CaseTrust-RCMA Joint Accreditation Scheme for Renovation Businesses was jointly developed by CaseTrust, and the Singapore Renovation Contractors and Material Suppliers Association (RCMA), for the renovation industry. To be eligible to join the scheme, businesses must first be members of RCMA.

Under this scheme, the businesses are audited under a set of stringent and comprehensive criteria, covering the aspects of proper store policies, ethical advertising and proper dispute resolution procedures, staff capabilities as well as staff training.

TRUE BLUE

IN THIS HOME, AC VISION REFERENCED THE WEATHERED BEAUTY OF THE INDUSTRIAL LOFT, BUT UPDATED THE LOOK WITH A BRIGHTLY COLOURED TWIST.



CASE FILE



HOME TYPE

4-Room
HDB BTO



FLOOR SIZE

1,010 sq ft



STYLE

Modern
Rustic



HOME TO

Young Couple



The Industrial look continues to be a popular choice for many homeowners. It seems like we're drawn to the exposed surfaces, roughhewn material palette and a certain rawness that's very forgiving when it comes to everyday maintenance. In this home, designed by AC Vision, the homeowners embraced the appeal of the Industrial look but added their own twist to the prevalent style.

BOLT OF BLUE

While weathered bricks, exposed conduits and raw cement are the mainstays of the design, AC Vision added a brilliant shock of cobalt blue.

This is seen in the living room, where the feature wall is made of a seamless blue wall that envelops a shallow alcove backed by exposed bricks. The effect is apparent: it's a bold statement that sets the tone of a home that's willing to step out of the box in terms of design.

THE INDUSTRIAL LOFT

With such an attention-grabbing feature, AC Vision ensured that the rest of the home can live up to the same level of expectations. The entrance to the kitchen for example, is partitioned by a sliding barnyard door that is made of distressed wood laid in an alternating diagonal pattern.



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The theme is replicated in the kitchen proper. Here, a distressed finish on the walls brings an aged, vintage sheen to the room.

As with the rest of the home, the private rooms are similarly designed to continue the vibe of an industrial loft space. One of the standout designs is the built-in feature in these rooms. The wardrobe in the master bedroom for example, features a front panel composed of a series of wooden planks lined up vertically.



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AC VISION DESIGN PTE LTD

7030 Ang Mo Kio Avenue 5, #01-43 Northstar @ AMK, Singapore 569880

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A SUBTLE SENSE OF LUXURY

ADD SPACE DESIGN CAPITALISED ON THIS APARTMENT'S UNIQUE LAYOUT AND DOUBLE VOLUME HEIGHT TO CREATE A HOME THAT CONVEYS A SENSE OF QUIET LUXURY.



CASE FILE



HOME TYPE

Semi-Detached House



FLOOR SIZE

4,800 sq ft



STYLE

Modern Sophistication



HOME TO

Family of 3



In this semi-detached house, stylish classicism meets modern luxury, resulting in an aesthetic that accurately represents the polished sheen of urban living. Warm earthy colours are found throughout the room, giving this home its charm.

HEIGHT MATTERS

One of the most interesting features can be found in the living room, where a split level mezzanine elevates everyday life for the owners. The designers capitalised on the double volume height of the ground floor, customising a stairway that leads to a loft level that is now a laidback space for relaxation.

Over in the living room, the design team wanted to emphasise the length of the space. They did this by creating a feature wall — composed of glossy white panels with niches backed by tinted mirrors — that naturally draws the eyes. This linear design is a smart way of conveying a sense of luxe without adding too much bulk to the space.



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ELEVATING LUXURY

The Add Space Design team continued the theme of sophistication into the private quarters. The master bedroom for example, is a studied interplay of contrasting textures. The gentle wood grains on the wardrobe fronts parallel a similar tone of grains on the floor. This is then contrasted with the taupe suede headboard that sits behind the bed.



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CHEERFUL OUTLOOK

IN THIS APARTMENT, THE DESIGN TEAM FROM ARTISAN ID GROUP CAME UP WITH A FUN AND ECLECTIC LOOK THAT SPEAKS TO THE HOMEOWNERS' VIBRANT PERSONALITIES.



CASE FILE



HOME TYPE
3-Bedroom
Condominium



FLOOR SIZE
1,754 sq ft



STYLE
Quirky
Eclecticism



HOME TO
Young Family
of 3



For the young couple staying in this condominium apartment, a home needs to be lively, dynamic and a reminder that life is full of joy. As such, interior design firm Artisan ID Group set out to craft a home that captures the family's personality.

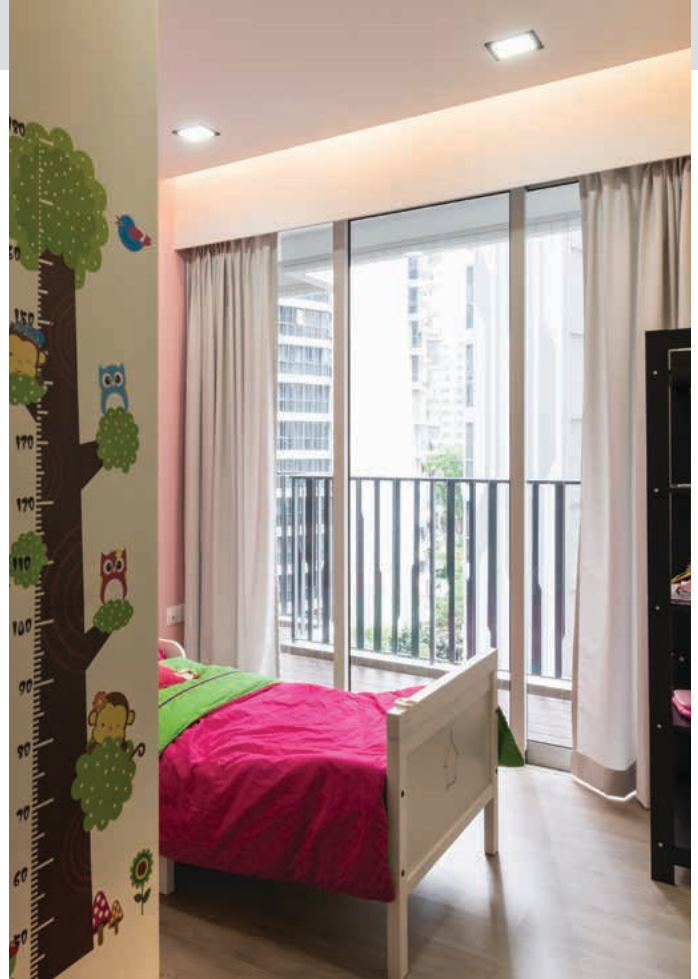
In the communal spaces, it's easy to feel that there is a sense of fun and joy that soaks through the rooms. From the vibrant pops of colour to the heartfelt display of typography and travel souvenirs. In fact, one of the standout design elements is how Artisan ID Group incorporated the family's collection of knick-knacks and ornaments into the home. There's a display case that sits along the wall, in the space between the living and dining room. Not only does it act as a visual partition between these two spaces, it's also designed to be a hold-all for house keys, an altar, and a space to proudly show off their home decor collection.

ON DISPLAY

The living room feature wall is also subtly designed as a display feature. By utilising the height of the home, the designers came up with a series of cantilevered shelves directly above the television set. These open ledges showcase the family's quirky personality, and can be easily decorated for a quick design update.

The television wall itself features concentric shapes that line the perimeter of the TV set.

Together with a built-in console, the look is decidedly contemporary, but works well in this home. The designers brought in fun additions to the interiors, like a plush shag carpet and an angular coat stand.



QUIET SPACES

When it comes to the bedrooms, the designers wanted to continue the look but tampered it down to make it more appropriate for a restful space. The master bedroom, which now incorporates an en-suite walk-in wardrobe, has been designed to be sleek and uncluttered. Here, a television wall becomes the main feature. Using a marble-like laminate, Artisan ID Group gave this room a sense of elegance without adding weight or bulk.



ARTISAN ID GROUP PTE LTD

81 Ubi Avenue 4, #01-23 UB. One, Singapore 408830

TEL (65) 6702 4401 (65) 6702 4402 • FAX (65) 6702 4403

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EARTHY GLAMOUR

SWATHES OF BLACK ARE PAIRED WITH EARTHY WOOD TONES IN THIS GLAMOROUS HOME DESIGNED BY CAD ASSOCIATES.



CASE FILE



HOME TYPE

5-Room
HDB



FLOOR SIZE

1,184 sqft



STYLE

Modern
Glamour



HOME TO

Family of 3

This home has an international influence that successfully balances the sophistication of Parisian interiors with the modern sensibilities of a contemporary home. From the choice of materials to the luxurious colour palette, the design team from CAD Associates has made sure that this HDB flat unit will make a strong and lasting impression.

The overall material theme lies in a balance between deep black surfaces and earthy wood grains. This combination presents a subtle glamour to the interiors, especially when accentuated with details such as bronze tinted patterns and strips of LED lights.

HINT OF GOLD

The glossy black rectilinear designs seem to outline this home, while wood grain textures fill up the rest of the space. The result is a combination that grounds the look but still maintains a sense of elegance and classic sophistication. This is best exemplified in the living room, where bronze tinted swirling patterns line the perimeter of the television feature wall.



It's an outstanding design that helps to dictate the direction of the interior design. Also in the living room is a mural that depicts the world map. This wallpaper was specifically chosen for its brown tints that lend an old-world charm and an antique-like aesthetic to the space.

Also of note is the fact that the designers constructed a foyer that visually separates the living room from the kitchen. This glass partition is framed in black, and also houses a petite dining table for the owners to enjoy quiet meals at home.

FUNCTIONAL GLAMOUR

A similar colour and material palette can be seen in the double galley kitchen. The jet black laminates cover the fronts of the kitchen cabinets and contrast beautifully with the white countertops and glass backsplash. The upper cabinets however, are clad in the same wood grain laminates found in the living room. This synergy of matt black and organic wood results in a well balanced yet glamorous interior.

SOOTHING SPACES

The earthy inspiration carries on into the bedrooms. Highly detailed wood textures clad the wardrobe fronts, the customised bed frames and, in the case of the kid's bedroom, the bay window seat. Even the custom-built headboards have been designed to present a soothing interior for the occupants.



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INSPIRED LIFESTYLE

A COMPLETE RENOVATION BY THE DESIGN TEAM FROM CARPENTERS RESULTED IN THIS LOFT-INSPIRED HOME WITH A CONTEMPORARY TAKE ON THE INDUSTRIAL LOOK.



CASE FILE



HOME TYPE

4-Room
HDB



FLOOR SIZE

1,119 sq ft



STYLE

Modern
Industrial



HOME TO

Family of 4,
Young couple

In this apartment, walls were torn down, floors were removed and the layout has undergone major changes, making way for a home that's more spacious, efficient and stylishly impressive. Taking its design cues from loft apartments in trendy Manhattan, this home now boasts eye-catching colour blocks, an exciting material palette and a spacious open concept.

MAKING A STATEMENT

A look at the living room exemplifies this home's forward-thinking outlook. The flooring is composed of wood-like tiles, arranged in a symmetrical geometric pattern that becomes an instant showstopper. Meanwhile, the television wall is clad in textured bricks. But just as important as these material choices is the choice of paint colours. One wall is painted in a bold shade of red, while the rest of the walls are coloured in a delicious slate grey. The result is colour-blocked home that makes a strong visual statement.



Even the furniture choices – an L-shaped, leather recliner, a wood-fronted sideboard and a matching console – lend to this home's lofty appeal. It's apparent that in this home, each design decision complements one another.

OUT IN THE OPEN

Over in the shared dining space and kitchen spaces, the designers created a completely open area, complete with an island counter, a galley kitchentop, and a size-appropriate dining set. The openness is definitely a draw, but once again, it's the design details that make a subtle impact. This includes the attention-grabbing teal wall, an over-sized mirror next to the main entrance, and even the glossy, white surface that line the ceiling beam.

The kitchen cabinets is yet another example of Carpenters' well-considered design intention. Instead of using a single material to clad the front panels, the designers came up with a contrasting combination that highlights the personality of this modern cook space.

Matt black laminates are set against wooden textures, then accentuated with a glossy backsplash. The result is a space that presents a contemporary take on the Industrial style.



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CASE FILE



HOME TYPE
3-Bedroom
Condominium



FLOOR SIZE
1,496 sq ft



STYLE
Modern
Urbanity



Style and substance merge with great success in this 3-bedroom apartment at the prestigious D'Leedon condominium. Upon entering, you're immediately greeted by a sense of modern glamour and sophistication. In this home, a polished sheen seems to be found on every surface, from the slightly textured wallpaper in the living room to the fabric panels that form the backdrop of the dining room.

FINDING BALANCE

The designers from Ciseern paid close attention to the colour and material palette, alternating between shades of warm woods, earthy taupes and crisp whites.

This is best seen in the feature wall in the living room. A mix of open and close shelving system stretches across the length of the room, anchoring the design with its combination of glossy white fronts, rich wood frames and lighter wood interior carcass. This rectilinear design is also mirrored in the dining area, albeit with padded fabrics instead.

Because of the layout of this apartment, this rectilinear design helps to visually align the slanted walls. The designers however purposefully installed circular ceiling lights that equalises the balance between gentle curves and sharp lines.



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COMFORT FACTOR

A similar sensibility follows through in the master bedroom. This grand sanctuary features framed windows, cushioned seats and a plush shag rug that complete the look of urban sophistication.

Lighting also plays an integral part in giving this home its contemporary flair. In the bedroom, a combination of cove lights and downlights on the ceiling provide more than enough illumination to lull the owners into a sense of relaxation.



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CASE FILE



HOME TYPE

5-Room
HDB



FLOOR SIZE

1,200 sq ft



STYLE

Modern
Contemporary



HOME TO

Chinese Family

Established in 2004, Eagle Design specialises in interior design and renovation works. Its subsidiary company is Hoon Hoe Bros Renovation & Trading, and both are owned by Mr C H Tan. He has enjoyed a solid reputation in the renovation trade for over 40 years.

Eagle Design maintains a strict policy that each and every project shall be rendered the highest level of service. The design firm continuously strives to sustain its consistency. For them, no project is too small or too big.



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EAGLE DESIGN PTE LTD

(Subsidiary of Hoon Hoe Bros Renovation & Trading)

Blk 1 Everton Park, #01-37, Singapore 081001

TEL (65) 6223 8833 / (65) 9191 6633 (C.H. Tan) • FAX (65) 6223 5117

EMAIL eagledesign137@gmail.com

COSY FEELING

WITH ITS FRIENDLY TEXTURES AND PLEASANT DISPOSITION, THIS COSY BTO FLAT BY EIGHT DESIGN IS THE IDEAL HOME FOR THE FAMILY.



CASE FILE



HOME TYPE

4-Room
HDB flat



FLOOR SIZE

1,000 sq ft



STYLE

Contemporary
Industrial



HOME TO

Young Couple



When it comes to interior design, a well considered interplay of textures can make a big impact. In this home, the team from Eight Design layered different textures and tones to form interiors that are warm and welcoming.

WARMNESS OF WOOD

What started as a modern contemporary concept soon evolved into an interior design that is characterised by slight hints of the Industrial look. These two design styles pair well together, as evidenced in the living room of this 4-room flat. The team from Eight Design customised an eye-catching feature wall using textured laminates that mimic the warmth of wood. This feature not only acts as the backdrop to the television, but it also provides plenty of storage options for the homeowners.



On the opposite wall, next to the dining area, the design team clad the wall with a burnished mirror. This tinted feature works well in this particular home as it complements the dusky colours of the home. Also of note is the lighting feature. Instead of the typical ceiling lamp, the designers created a cove light design that sits above the living and dining room. This statement look also lends to the home's clean-cut and contemporary disposition.

SMART DESIGN

For the bedrooms, the designers used screed-like laminates that are in line with the Industrial elements of the interior design. This can be found on the built-in carpentry, including the nightstand and wardrobe. The result is a room that looks and feels warm, cosy and inviting. One smart way the Eight Design team utilised space is by incorporating the bedside table into this design, forming an alcove that is right next to the bed itself.

Over in the kitchen, the cabinets are clad in a similar wood laminate. Together with the glossy black countertop, the look in this space is decidedly warm and inviting. Completing the look is a glass backsplash that is both practical and aesthetically pleasing.



HDB LICENSED
CONTRACTOR



EIGHT DESIGN PTE LTD

EAST SHOWROOM 140 Paya Lebar Road, #01-04 AZ@Paya Lebar, Singapore 409015

WEST SHOWROOM No 20 Boon Lay Way, #01-167 Tradehub 21, Singapore 609967

TEL (65) 6266 8880 • **FAX** (65) 6385 4988

EMAIL sales@eightdesign.com.sg • **WEBSITE** www.eightdesign.com.sg

OLD-SCHOOL CHARM

SMART STORAGE, CONVERTIBLE ROOMS AND A CHARMING AESTHETIC ARE SOME OF THE HIGHLIGHTS OF THIS WALK-UP APARTMENT DESIGNED BY HOMETECH SPACE CONCEPTS.



CASE FILE



HOME TYPE
4-Room
HDB walk-up
apartment



FLOOR SIZE
915 sq ft



STYLE
Classic
Contemporary



In one of the coveted walk-up apartments in Tiong Bahru, the designers from Hometech have created a cosy abode that combines the vernacular of the neighbourhood with modern comforts of a contemporary home. Like most flats in this neighbourhood, the layout features two flanking corridor balconies. This unique floor plan gave the designers the opportunity to come up with a fresh look for this home.

IN THE FOLD

The most impactful change came when the wall between the living room and bedroom was hacked away. It's now replaced with foldable doors. When fully opened, the communal spaces become much larger with a natural flow of light and air. But come night time, the doors can be closed off, transforming the living room extension into the son's bedroom.



The idea of convertible spaces is seen in the two balcony spaces too. The designers installed foldable windows that can fully open up to visually connect the rooms. The space next to the child's room has been converted into a study area, complete with an L-shaped, cantilevered desk that stretches across the length and breadth of the narrow corridor. In a clever use of space, the wall area beneath the window is now home to a series of wall-mounted bookshelves.

SPACE SAVERS

Although this home measures at less than a thousand square feet, the designers at Hometech managed to fit in plenty of unconventional storage options. In the master bedroom for example, they customised a low shelf that fits in perfectly into the narrow space between the bed and the wall. For easy access to its contents, part of this shelving system features tops that flip open, instead of regular front panels.

The balcony corridor that flanks the master bedroom also connects to the kitchen. This narrow walkway also features storage in the form of ceiling-high cabinets that act as a complement to the kitchen cabinets. To raise the visual factor, the designers lined the wall with patterned monochromatic tiles.



BCA REGISTERED
CONTRACTOR

HDB LICENSED
CONTRACTOR



HOMETECH SPACE CONCEPTS PTE LTD

323 Beach Road, Singapore 199558

TEL (65) 6247 7834 / (65) 9645 9184 • FAX (65) 6481 2943

EMAIL enquiry@hometech.sg • WEBSITE www.hometech.sg

THE ESSENCE OF SOPHISTICATION

IMAGE CREATIVE'S SHOWROOM IS A PRIME EXAMPLE OF HOW THE INTERIOR DESIGN FIRM HAS A KNACK FOR COMBINING SLEEK DESIGN WITH ELEGANT DETAILS, IDEAL FOR THE MODERN FAMILY.



CASE FILE



HOME TYPE
Showroom



FLOOR SIZE
6,000 sq ft



STYLE
Modern
Contemporary

Take a walk through Image Creative's spacious showroom and you'll see a myriad of enviable interior settings. Each space has been thoughtfully crafted, not just to look good and make an impression, but also to be efficient and practical.

COMFORT FACTOR

In the living room, the roomy space exudes a sense of elegance and sophistication, both the hallmarks of a modern contemporary design direction. From the rich marble textures to the highly polished glass and mirror surfaces, this is a room that's brimming with posh personality. Textures play an important role, and the addition of a fabric couch and shag rug helps to bring a feeling of cosiness into the room.

A ceiling-high divider sits directly behind the couch, separating the living room from the adjoining dining room. This eye-catching feature also adds to the textural palette in this space.

PRACTICAL DELIGHTS

When it comes to the kitchen, Image Creative wanted to meet high design aspirations and yet, remain practical. As such, the open concept space features an island counter in the middle of the room. This extra large countertop is fitted with plenty of storage cabinets, and can also double up as a dining table. To keep things neat and orderly, the appliances are set into the wall, next to a row of cabinets for a pristine finish.



In the bedroom, the designers continued the contemporary look, but raised the comfort level. From velvet textures to wood grains, this room has a textural quality. Also of note is the lighting in this space. Image Creative used a combination of down lights, niche lights and alcove lights to create multiple layers of illumination, not just in the bedroom, but throughout the entire showroom.



IMAGE CREATIVE DESIGN PTE LTD

71 Ubi Crescent, #01-11 Excalibur Centre, Singapore 408571

TEL (65) 6348 3313 • FAX (65) 6348 3323

EMAIL sales@imagecreative.com.sg

WEBSITE www.imagecreative.com.sg

THE MODERN LIFE

TO FIT THE LIFESTYLE OF THE CONTEMPORARY HOMEOWNER, THE DESIGNERS FROM IN2SPACE INTERIOR SET OUT TO CREATE AN APARTMENT THAT BLENDS FORM WITH FUNCTION.



CASE FILE



HOME TYPE

4 Room
HDB



FLOOR SIZE

968 sq ft



STYLE

Modern
Contemporary



HOME TO

Family of 2



Your home should be an extension of your personality, from its aesthetics to its level of efficiency. This is something that the designers from In2Space Interior had in mind when they were renovating this apartment. In lieu with the homeowners' modern sensibilities, this home is done up with a sense of sleek sophistication.

Textures play an important role in giving this home its contemporary flair. From the ceiling-high, wall-to-wall burnished mirrors to the stone slate wall panels in the living room, this is a home that balances the dichotomies of textured surfaces. The result is a thoughtful display of different materials, giving the home its unique



representation of modernity. In2Space Interior further amplified the look with wood grains on the floor and matt black panels on the carpentry, all illuminated by a well thought out lighting plan.

The open concept of this apartment plays an equally important role. The dining area sits next to the living room, and both are visually connected to the adjacent kitchen. This seamless flow from room to room is an apt representation of the modern home. To raise its functionality even further, the design team came up with a stretch of cabinets that flank the dining area. Because of its location and proximity to the front door, this built-in feature acts as a shoe cabinet (with an incorporated bench), a storage cabinet and even a display shelf.

When it comes to the colour palette, the designer refrained from using bright shades that might take away from the inherent glamour of the home. This meant that a highly monochromatic colour scheme takes precedence in most of the apartment. The quiet sophistication of black and white is best displayed in the master bedroom. Once again, the designers paired sleek surfaces (such as the black glass on the wardrobe and the grey marble of the vanity top) with softer textures (such as the satin draperies and the fabric panelled headboard).



IN2SPACE INTERIOR PTE LTD

144 Upper Bukit Timah Road, #02-04/ #02-33, Singapore 588177

TEL (65) 6463 7727 • MOBILE (65) 9026 9727

FACEBOOK @in2spaceIDgroup • EMAIL enquiry@in2space.com.sg

WEBSITE www.in2space.com.sg

INTO THE BLUE

BY TAKING INSPIRATION FROM THE BEAUTIFUL AND IDYLIC GREEK PARADISE THAT IS SANTORINI, THE DESIGNERS FROM INSPIRE ID GROUP CAME UP WITH A ROMANTIC HOME IN BLUE AND WHITE.



CASE FILE



HOME TYPE

4-Room
HDB BTO



FLOOR SIZE

1,000 sq ft



STYLE

Nautical/
Santorini



HOME TO

Young Couple



The owners of this 5-room BTO flat fell in love with the scenic beauty of island paradise Santorini, and tasked the designers from Inspire ID Group to replicate it in their new home. The result is a home that is swathed in tranquil sea blue with wavy cut-outs and quirky nautical-inspired design elements that truly hark back to the Greek city.

GENTLE WAVES

The basis of the interior design is a palette of white and blue, colours that are closely associated with Santorini and other seaside towns. The designers even came up with a ceiling feature element that has been designed to suggest the gentle waves of the ocean. When put together, this home truly evokes the sense of holidaying in a Greek coastal town.



The lighting plan plays an equally crucial role in the interior design. Well-placed downlights throughout the home means that the entire flat is perfectly lit, with the addition of alcove lights on the ceiling that highlight the wavy texture. The dining room too boasts a statement pendant lamp that lends itself to the theme of this home.

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SAIL OUT TO SEA

Littered throughout the home are design elements that pleasantly surprise and enchant, while tying back to the nautical theme. In the living room for example, a low-slung display shelf has been shaped to look like the hull of a boat. Decorative ship wheels can also be found hanging on the walls for a quirky touch.

A peek into the master bedroom shows that this design theme continues into the private quarters. The blue and white colour palette works extremely well in the bedroom, as they exude a sense of peace and calm. Most notably is the ceiling feature, where a darker shade of blue on the recessed ceiling brings to mind the beauty and tranquillity of the blue ocean.



INSPIRE ID GROUP PTE LTD

MAIN BRANCH 292 Balestier Road, Singapore 329733

WEST BRANCH 18 Boon Lay Way, #01-115 Tradehub 21, Singapore 609966

TEL (65) 6251 5111 • **FAX** (65) 6256 1262

EMAIL enquiry@inspireidgroup.com • **WEBSITE** www.inspireidgroup.com

MATERIAL MAGIC

THE TEAM FROM LUCK ANN CONSTRUCTION AND RENOVATION DESIGNED ITS SHOWROOM TO BE CHARMING YET MODERN, WITH AN INTERPLAY OF TEXTURES, PRINTS AND PATTERNS.



CASE FILE



HOME TYPE
Showroom



FLOOR SIZE
1,688 sq ft



STYLE
Stylish
Contemporary



In this showroom, the designers went all out with a myriad of materials, each with its own unique texture and pattern, to bring a modern sensibility to the interiors. Marble, in particular, leaves a lasting impression in this space, especially when matched with other materials.

Although the Luck Ann showroom sports a modern contemporary design, the marble textures elevate the sense of luxury. On the first floor alone, you see multiple types of marble textures, from the floor to the walls to the carpentry cladding. The earthy coloured floors for example, sets the tone for a grounded, natural palette.



LAYERED TEXTURES

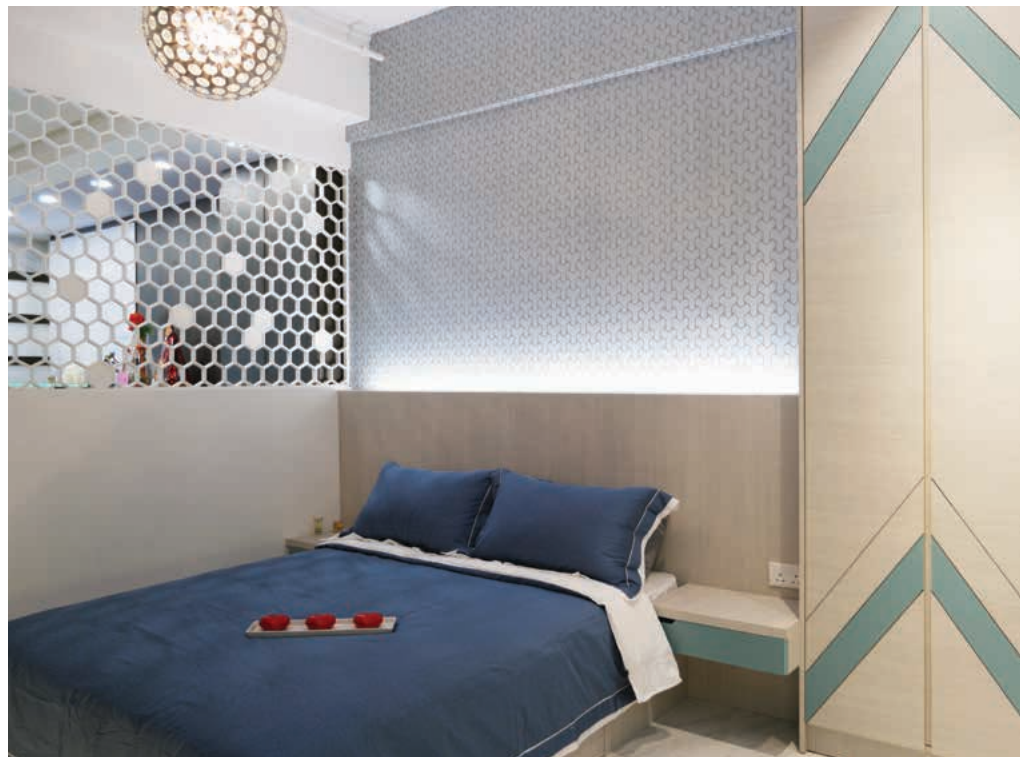
The living and dining spaces sit next to each other, forming a cohesive area for valuable communal time. As such, the designers came up with a look that's laidback and restful yet still in line with the overall interior design. The textural palette consists of smooth marble, elegant wood grains, matt surfaces and even geometric 3D panels that bring a sense of eclectic fun to the space.

In a space this size, the designers could create a dry kitchen that's prime for receiving guests when they come over. Here, an interplay of luxe textures and colours form the backdrop for elegant entertaining. Take the kitchen island for example. It's clad in a combination of matt white surfaces and accentuated by matching white marble, resulting in an eye-catching focal point. Even the kitchen cabinets, which line the entire wall of the space, sport the same white marble texture.

Over in the second kitchen, the designers continue to layer different textures to great effect. The monochromatic space has been given a style update with an entire wall clad in black and white marble textures. But most interesting is the kitchen backsplash. It's made up of black, hexagonal mosaic tiles that bring a textural element to the space. Mixed into the design are a series of white mosaic tiles, laid out to form the silhouette of a house.

VISUAL DELIGHT

Even the bedrooms have a consistent design language. In this particular room, a mishmash of textures and patterns lends a sense of quirkiness to the space. The wall behind the bed is clad in a lattice wallpaper that is visually engaging. To pair with this, the designers created a similarly inspired wall using hexagonal patterns that form a honeycomb lattice. Even the wardrobe fronts sport a textural design, with oversized chevrons that bring even more visual interest to the space.



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RCMA



LUCK ANN CONSTRUCTION AND RENOVATION

NORTH SHOWROOM 21 Woodlands Close, #01-03 Primz Bizhub, Singapore 737854

TEL (65) 6257 7666 • **EMAIL** luckann@live.com.sg

EAST SHOWROOM 10 Tampines Central 1, #04-16 Tampines 1, Singapore 529536

TEL (65) 6781 4214 • **EMAIL** la@luckann.com.sg

FACEBOOK @luckann.sg • **WEBSITE** www.luckann.com.sg

THE URBAN LIFE

FORM AND FUNCTION COME TOGETHER IN THIS STYLISH HOME BY MJS INTERIOR. ITS MINIMAL AESTHETIC CLEVERLY EMPLOYS COLOUR, GEOMETRY AND RECTILINEAR DESIGNS TO GREAT EFFECT.



CASE FILE



HOME TYPE
Premium BTO
4 Room



FLOOR SIZE
1,001 sq ft



STYLE
Modern
Contemporary



HOME TO
Young Couple

City living can be very hectic and stressful, which is why it's important to be able to come home to a place that's quiet, cosy and relaxing. In this home by MJS Interior, the designers came up with a design that's modern and contemporary, with stylish amenities that make it the perfect retreat from the bustle of everyday life.

DYNAMIC DESIGN

The understated look of this home is best exemplified in the living room. The off-white walls are contrasted with black carpentry, seen on the television console. This customised console hides the messy wires of the television set and the entertainment system. But most interesting are the rows of ledges that line up just above the TV. These open shelves utilise the height of the room, giving the homeowner the opportunity to use the vertical space to display their action figures without cluttering up the space.



The black and white colour scheme is continued into the kitchen and the dining room. A contemporary choice of furniture and fixtures make a stylish statement in this home. The kitchen in particular, stands out with its combination of glossy black cabinet fronts and matching black countertops. An all-black kitchen minimises any cooking messes and lends to the sleek, laidback look of this home.

GENTLE RETREAT

Over in the master bedroom, the design team deviated from the monochromatic colour scheme by introducing shades of lilac. The result is immediately apparent, with a room that's soothing to the senses. It's not just the colours that work in this space, MJS Interior also created focal points using geometric patterns. Instead of constructing space-hogging design features, the designers used only lines and colours on the bedroom wall and wardrobe fronts.

In this home, the emphasis is on the importance of having modern comforts. As such, the bathrooms are designed to look beautiful and offer an enjoyable experience. From the marble-fronted vanity cabinets to the sleek shower amenities, the design team created a space that's laidback and relaxing.



HDB LICENSED
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CaseTrust
Be Sure



MJS INTERIOR PTE LTD

844 Sims Avenue, #01-704, Singapore 400844

TEL (65) 6742 1221 • **FAX** (65) 6547 8330

1 Commonwealth Lane, #09-08 One Commonwealth, Singapore 149544

TEL (65) 6266 1221 • **FAX** (65) 6560 0168

EMAIL sales@mjs-interior.com • **WEBSITE** www.mjs-interior.com

FACEBOOK @mjs.interior

THE PINNACLE OF LUXURY

THIS 3-BEDROOM APARTMENT IN THE PRESTIGIOUS OUE TWIN PEAKS CONDOMINIUM HAS BEEN GIVEN A LUXURIOUS MAKEOVER WITH A SOPHISTICATED TOUCH, THANKS TO THE TEAM FROM ONE DESIGN WERKZ.



CASE FILE



HOME TYPE
3 Bedroom
Condominium



FLOOR SIZE
1,604 sq ft



STYLE
Modern
Luxury



In the heart of Orchard, Singapore's most prestigious neighbourhood, is a towering condominium development. In line with the prestigious address, the designers from One Design Werkz created a home that lives up to expectations. Here, a 3-bedroom apartment has been transformed into a sleek and sophisticated family home with a great emphasis on modern design details.

REDEFINING ELEGANCE

Beautiful slabs of marble can be seen throughout the home, elevating the interior design's material palette. This is seen in the living room, where a stunning marble feature wall sets the tone for an elegant home. Marble can also be found in the master bedroom. The bay window, which is clad in this luxury material, has been extended to form a gently curving vanity desk right next to the en suite bathroom. This desk also features mirrored panels on its front, bringing a modern twist to the look.

In a clever use of space, the walkway right outside the bedroom has been re-purposed into a study room. This sophisticated and stylish space is roomy enough to accommodate a U-shaped cantilevered desk with sleek yet soft curves. The designers also incorporated a shelving wall illuminated by the glow of strips of LED lights, transforming this space into a glamorous corner for the owners.



DETAILED SOPHISTICATION

The best design lies in the details, and this home exemplifies that statement. The ceiling in the living room and master bedroom features thin strips of black stainless steel, arranged in a concentric pattern that frames the room. It's a subtle detail, but it definitely lends to the home's modern disposition.

The One Design Werkz team also paid special attention to the lighting plan. They layered multiple light sources to create a relaxing ambience and a mood that can be adjusted accordingly. From the functional downlights to the statement-making crystal chandeliers and even the strips of cove lights, this is a home that manages to embody the meaning of luxury living.



HDB LICENSED CONTRACTOR



ONE DESIGN WERKZ PTE LTD

18 Tampines Industrial Crescent #01-10C, Singapore 528605

TEL (65) 6749 0110 • FAX (65) 6384 0101

EMAIL enquiry@onedesignwerkz.com.sg

WEBSITE onedesignwerkz.com.sg

RUSTIC URBANITY

TO BALANCE A SPACIOUS OPEN CONCEPT WITH A WARM AND INVITING INTERIOR, POSH LIVING INTRODUCED RUSTIC TEXTURES TO THIS HOME.



CASE FILE



HOME TYPE

Resale
4-room HDB



FLOOR SIZE

1,300 sq ft



STYLE

Rustic
Industrial



HOME TO

Single Man



In Singapore, most homeowners are content with living in a clean-cut, all-white interior that is easy on the eyes and equally easy to maintain. The owners of this HDB flat however, wanted an abode that has a more unique stance. Instead of a monochromatic colour scheme, they gravitated towards a more rustic palette, combining the warmth of pronounced wood grains with the rough-hewn texture of raw cement.

OPEN-CONCEPT LIVING

The first thing that the designers from Posh Living did was to open up the communal spaces. They removed several internal walls and incorporated a spare bedroom into the design, creating a large space that holds the living room, dining area and kitchen.



This newly conceived open-concept space is prime example of the design team's interplay of rustic textures. This ranges from the wooden sliding barn doors that lead into the bedrooms, the slate grey tiles and ashen concrete-like textures on the kitchen cabinets. The look in this home is subliminally eclectic, combining rural warmth with the sleek modernity that is represented by the industrial-influenced black fixtures.

NATURAL TOUCH

In the master bedroom, the designers were faced with a room that has an inherently awkward layout. Despite the sharp angles of the walls, the design team managed to make the most of the floor area. As with the living room, the rustic palette of wood and concrete makes its presence felt here.

Even the bathroom cleverly pairs unconventional textures. Here, black marble lines the wall while light grey faux cement clads the vanity cabinets. As with the rest of the home, the designers managed to bring warmth and comfort through the use of surface textures.



POSH LIVING INTERIOR DESIGN PTE LTD

OFFICE/SHOWROOM 62 Ubi Road, #01-06 Oxley Bizhub 2, Singapore 408734

TEL (65) 6444 6996 • **FAX** (65) 6444 9690

BRANCH/SHOWROOM No 2 Jurong East Street 21, #03-28B IMM Building, Singapore 609601

TEL (65) 6778 6996 • **FAX** (65) 6778 9661

EMAIL enquiry@poshliving.com.sg • **WEBSITE** www.poshliving.com.sg

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.



CASE FILE



HOME TYPE

4-Room
HDB BTO + Study



STYLE

Modern
Contemporary



HOME TO

Family with Kids



In this BTO apartment, style meets substance, wrapped in a sleek and modern package. A clean and unfettered palette gives the home its airy disposition, complemented by a white and wood combination that lightens the interiors.

TOUCH AND FEEL

Textures play a pivotal role in the interior design, with pale wood-like laminates making their presence felt throughout the home. This is paired with similarly rustic 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 scarlet wall that acts as the backdrop to the otherwise neutral colour palette.

OPEN UP

To encourage a sense of openness, the designers had replaced several walls with clear glass panels. The study room, which sits next to the living room, has a partial glass wall that allows light to filter through between both rooms.

The result is a visually connected space that truly opens up the floor space.

The kitchen too features partial glass walls that help to brighten the room.



As with any modern home, storage space is a priority. In this apartment, Rezt & Relax Interior ensured that they had provided plenty of cabinetry throughout the home. From a ceiling-high shoe cabinet next to the main entrance to a series of overhanging cupboards in the study, the homeowners should never have to worry about storage. Similarly, the bedrooms are well equipped with shelving and wardrobe space. The master bedroom even has a display cabinet where the owner can showcase her collection of designer handbags.



HDB LICENSED
CONTRACTOR



REZT & RELAX INTERIOR

33 Ubi Avenue 3, #02-09 Vertex Tower B, Singapore 408868

TEL (65) 6348 7787 • FAX (65) 6348 7797

EMAIL customer@reztrelax.com • WEBSITE www.reztrelax.com

TEXTURE PLAY

DESIGN FIRM SPACE N LIVING AMPLIFIED THE HOMEOWNERS' PERSONALITIES AND INTEGRATED IT INTO THE DESIGN OF THIS 4-ROOM HDB FLAT.



CASE FILE



HOME TYPE

3-Room
HDB



FLOOR SIZE

882 sq ft



STYLE

Quirky
Contemporary

Although this home measures at less than 900 square feet, the Space N Living design team made sure that it feels spacious, homely and efficient. But equally as important was the need to come up with an interior design that accurately reflects the colourful personalities of its owner. Instead of bulky design features, the team focused on a textural palette that highlights the characteristics of the home while allowing the homeowners to add a personal touch to the rooms.

COLOUR AND TEXTURE

The homely living room has been designed to exude a feeling of cosiness, ideal for the young family staying here. The designers built a feature wall using white bricks that not only acts as a visual focal point, but also a rough-hewn texture to the space. The opposite wall sports a neutral grey paint, presenting the perfect backdrop to the room, especially with the colourful pop art artwork on the wall.



It's equally important to note that the choice of furnishing has been carefully planned. From the muted yellow couch to the striking, geometric carpet to the vermilion rocking chair, these furniture pieces are reflective of the homeowners' colourful personality. Over in the adjacent dining room, the homeowner's love for the quirky and colourful becomes even more apparent. The glass dining table hosts a series of Bearbrick figurines.

STYLISH EFFICIENCY

As with the communal spaces, the kitchen too boasts a striking look. Designed with a double galley layout, this efficient space remains clean and uncluttered, with plenty of storage options as well. One side of the kitchen wall is clad in hexagonal tiles, each with a unique, monochromatic pattern. The end result is an expansive wall featuring a myriad of black-and-white designs that are truly a sight to behold.

On the opposite kitchen wall, the designers kept the space streamlined. Upper and lower cabinets sandwich the wall that is now clad in black subway tiles. The cabinet themselves feature wood grain laminates on the fronts, bringing a sense of earthiness to the entire space. Also of note is the addition of opaque black glass, presenting a welcome break to the storage cabinets.



HDB LICENSED
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CaseTrust
RCMA

SPACE N LIVING PTE LTD

2 Jurong East Street 21, #03-28A IMM Building, Singapore 609601

TEL (65) 65 6896 3392 • FAX (65) 6896 0740

EMAIL focus_spacenliving@yahoo.com.sg / accounts@spacenliving.com.sg

WEBSITE www.spacenliving.com.sg

SLEEK SCANDINAVIA

IN THIS HDB FLAT, THE DESIGNERS FROM STARRY HOMESTEAD WENT FOR A SLEEK AND STREAMLINED LOOK THAT TAKES INSPIRATION FROM THE SCANDINAVIAN DESIGN TREND.



CASE FILE



HOME TYPE

5-Room
HDB



FLOOR SIZE

1,184 sq ft



STYLE

Scandinavian
Simplicity



HOME TO

Young Couple



With its all-white interiors, wood accents and subtle use of colour, this home is prime example of a Scandinavian-influenced abode. The designers from Starry Homestead curated a palette of neutral colours and natural textures to come up with a design that's clean, sleek and unobstructed by bulky built-ins.

SPATIAL SURPRISES

As with most interiors influenced by the Scandinavian design doctrine, this home might seem simple and minimalist at first glance. But a closer look reveals that plenty of thought went into the space planning, choice of fittings and even its material



palette. This is best seen in the living room, where a faux brick wall contrasts elegantly against the wood grain floors. The designers even added a surprise touch by cladding the raised platform with intricately patterned tiles, tying in the look of the entire home.

Carefully appropriated spaces allow this home to have a natural flow from room to room. From the well-proportioned living room to the adjacent dining nook, Starry Homestead ensured that every inch of space is put to good use. Even the kitchen, washed in pristine white surfaces, provides plenty of storage and display spaces for the homeowners to use.

RESTFUL ROOMS

Continuing the theme of sleek Scandinavia, the designers made sure that the private quarters were designed with the same ethos in mind. The master bedroom bears the mark of Nordic minimalism. Instead of obstructing the space with heavy built-in furniture, the homeowners opted for something simpler and more flexible. The blank walls and wood-textured floors are the hallmarks of a room that's designed specifically for total rest and relaxation.

Similar design choices can be seen in the bathroom. The designers chose white, marble-like wall tiles that help to visually enlarge the compact space. Even the bathroom fittings are sleek and white, with only the vanity cabinet in a darker hue that helps to bring life to this room.



HDB LICENSED CONTRACTOR

BCA REGISTERED CONTRACTOR



STARRY HOMESTEAD PTE LTD

CENTRAL SHOWROOM 511 Balestier Road, Singapore 329849

EAST SHOWROOM 140 Paya Lebar Road, #01-01 AZ@Paya Lebar, Singapore 409015

WEST SHOWROOM (HQ opening soon) Blk 18 Boon Lay Way, #01-101

Tradehub 21, Singapore 609966

TEL (65) 6264 6866 • EMAIL enquiry@starryhomestead.com

WEBSITE www.starryhomestead.com

RICH IN PERSONALITY

IN THIS HIGHLY CUSTOMISED HOME, THE TEAM FROM THE INTERIOR PLACE CAME UP WITH A DESIGN THAT IS WARM, WELCOMING AND REPRESENTATIVE OF THE FAMILY'S PERSONALITY.



CASE FILE



HOME TYPE

Landed Cluster



FLOOR SIZE

3,500 sq ft



STYLE

Contemporary
with a
Personalised Twist



This landed cluster house is home to a family of five. With four storeys to work with – including a basement and an attic – the team from The Interior Place brought to life an interior concept that focuses on creating warm, liveable spaces for the family.

On the first floor, the designers made an impact with a design that's classically refined but with a contemporary look. The large television feature wall is composed of padded panels framed by a thick bevel of tinted mirror. The result is an instant showstopper that immediately dictates the design direction of the home.



Similarly, the open concept kitchen has an air of sophistication to it. Here, the designers wanted to build a functional and efficient space for the family to spend time together in. With that in mind, they designed an island counter that's connected to the dining table, effectively forming a focal area that the parents and kids can conveniently move around.

PERSONALISED SPACES

Another highlight in this house is the study room. Because of the husband's career in the military, the design team wanted to customise a space that reflects his profession. This contemporary "man cave" sports a camouflage backdrop that effectively portrays this. Built-in shelves line the back wall of the room and form a display case for the owner's achievements and accolades. When privacy is needed, he can close off the room with double sliding doors.

Highly personalised spaces are important in a family home and the team from The Interior Place knows this well. As such, the master bedroom is designed to be a sanctuary for the couple. This spacious room comes with a large en-suite bathroom and a walk-in wardrobe as well. But all eyes are on the bedroom's feature wall. In a design that echoes the living room, the designers created a padded wall that's cut in diagonal lines and flanked by tinted mirrors.



THE INTERIOR PLACE PTE LTD

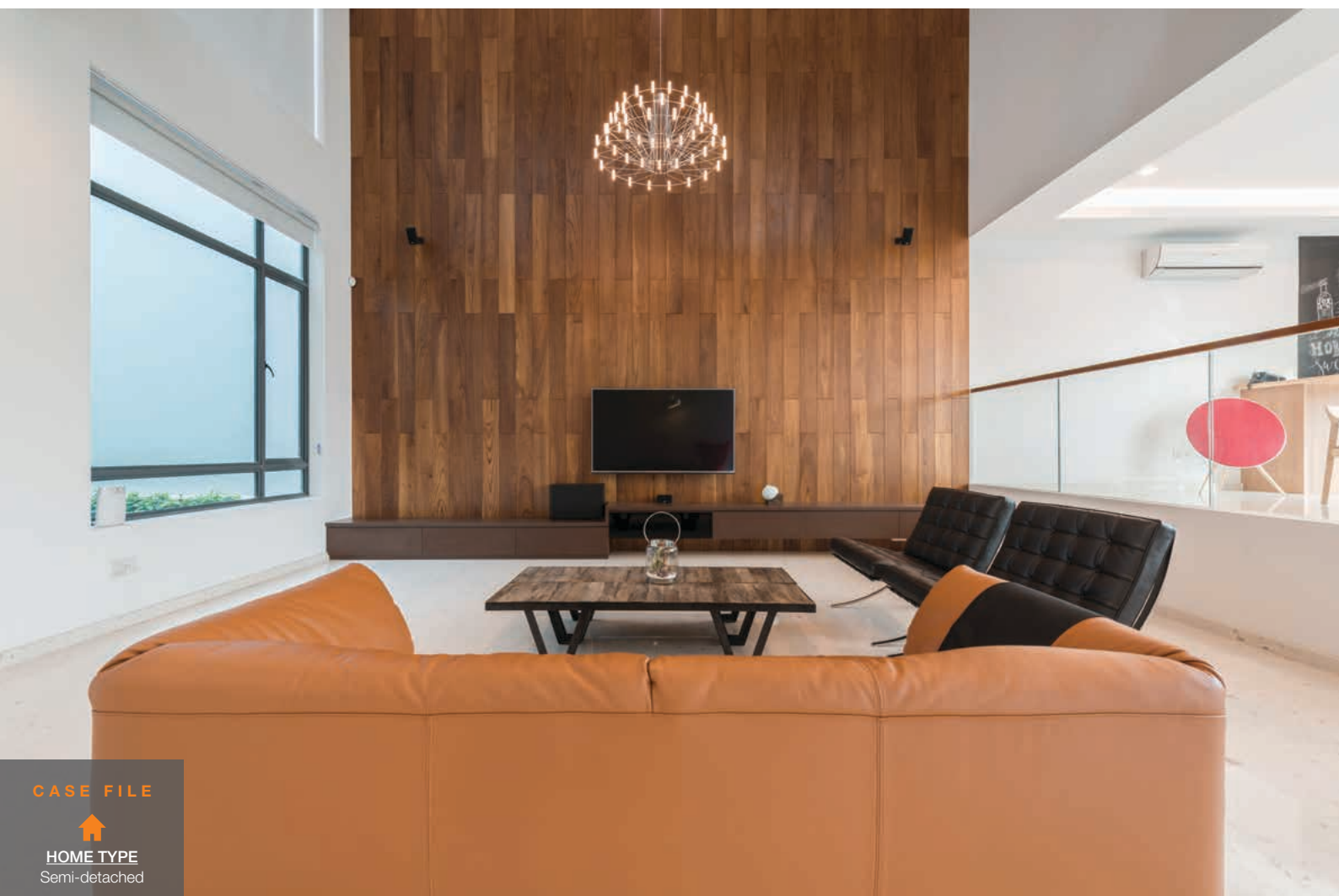
579 Balestier Road, Singapore 329894

TEL (65) 6292 9882 • FAX (65) 6292 9883

EMAIL enquiry@theinteriorplace.com.sg • WEBSITE theinteriorplace.com.sg

GRAND DESIGN

THANKS TO THE TEAM FROM THE TWO BIG GUYS, THIS FAMILY HOUSE IS A DISTINCTIVELY CONTEMPORARY HOME WITH STATEMENT FEATURES THAT ARE INSPIRED BY NATURE ITSELF.



CASE FILE



HOME TYPE
Semi-detached



FLOOR SIZE
5,000 sq ft



STYLE
Classic
Contemporary



A well-designed home should make a positive impression. In fact, a single look should tell you what the design direction is. In the case of this semi-detached house, it's easy to see that the designers from Two Big Guys wanted to build a cosy family home with modern amenities and statement looks that are bound to impress.

WARM WELCOME

With its ceiling-high glass windows, this house enjoys bright natural light and beautiful views of the exterior. As such, it was only natural that the designers wanted to bring nature into the overall interior design. From the wood textures that are found throughout the rooms to the earthy colour palette, these touches are a subtle way to incorporate nature into the look.

This is best seen in the bright and airy living room. A double volume feature wall makes a grand statement as it towers along the height of the house. Made from plywood and clad with dark wood laminates, this eye-catching focal point is truly a sight to behold.

SNUGGLE IN

In the bedroom, the designers continued with an all-wood interior that is especially fitting in a room that's primed for rest and relaxation. Here, the wall behind the bed is made up of a series of storage cabinets, stretching across the entire wall. It's a clever way to anchor the design of the room while providing storage and display options at the same time.



One of the bedrooms has been converted into a library that also doubles as a home office. In this multi-purpose space, the designers retained the sense of airy openness that's conducive for both work and play. A ceiling-high wall of shelves provides more than enough space for books, magazines and other reading paraphernalia. Most interestingly is the island desk that sits in the centre of the room. Instead of a regular set of table and chairs, this large desk provides plenty of room for multiple workstations for the entire family,



THE TWO BIG GUYS LLP

61 Woodlands Industrial Park E9, #03-14, Singapore 757047

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CASE FILE



HOME TYPE

4-Room
HDB



FLOOR SIZE

1,184 sq ft



STYLE

Modern
Glamour



HOME TO

Young Couple



A well-designed home is not only aesthetically pleasing, it should also be efficient and functional. U-Home Interior Design understands this fundamental ideal, and as such, has developed a knack for creating homes that are impressive to look at and functionally sound. Contemporary designs are clean-cut and streamlined, as evidenced in these projects that have been completed by U-Home. The look is decidedly modern, with clean and structured lines that define the design direction.



DESIGN PURPOSE

In this home, the television feature wall is designed to maximise functionality. It offers plenty of storage hidden behind glossy white cabinet fronts. The television itself is set in a niche backed by a panel of wooden grains. The result is a focal point that carefully balances form and function.

U-Home also utilised the corners of this home by building a quaint study area. It takes up minimal space in the living room but provides maximum functionality. Also of note is the rectilinear design of the cabinets. The monochromatic palette and streamlined aesthetic is easy on the eyes.

TEXTURAL PLAY

In line with modern sensibilities, this room has been designed to maximise its compact floor size. An entire length of storage space fills up one side of the room, and stretches across the length of the wall. On the opposite side, a long study desk makes this a functional room for work and play.

STATEMENT DESIGN

This statement kitchen is a splendour to look at. Its soft, white palette and light-filled interior sets the scene for a contemporary yet efficient space for whipping up meals. But what makes the biggest impact is the flooring. Here, U-Home paired contrasting flooring options to great effect. One side features pronounced wood grain flooring, while the other is composed of hexagonal tiles in alternating white, black and grey.



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TEL (65) 6562 3393 • **FAX** (65) 6562 5322

EMAIL enquiry@u-home.com.sg • **WEBSITE** u-home.com.sg

BEFORE YOU RENOVATE

You're about to embark on an exciting journey to your dream home. Before you even begin, you need to understand that renovating your home won't be a smooth sailing journey. There are plenty of things you need to consider and take care of. But the result will always put a smile on your face.

BEDROOM

- ☐ Decide which bedroom will be assigned to which family member before planning the furniture.
- ☐ Plan where the beds are going to be placed, and work the rest of the furniture around it.
- ☐ Installing a walk-in wardrobe means you'll have to sacrifice space in the bedroom. Only do so if you have a large master bedroom.
- ☐ Make sure you have enough space to open wardrobe doors.
- ☐ Plan your storage space within the room. Under-bed drawers, wall-mounted shelves, ceiling-to-floor cabinets and foldable desk chairs are some space saving suggestions.

PICKING A RENOVATOR

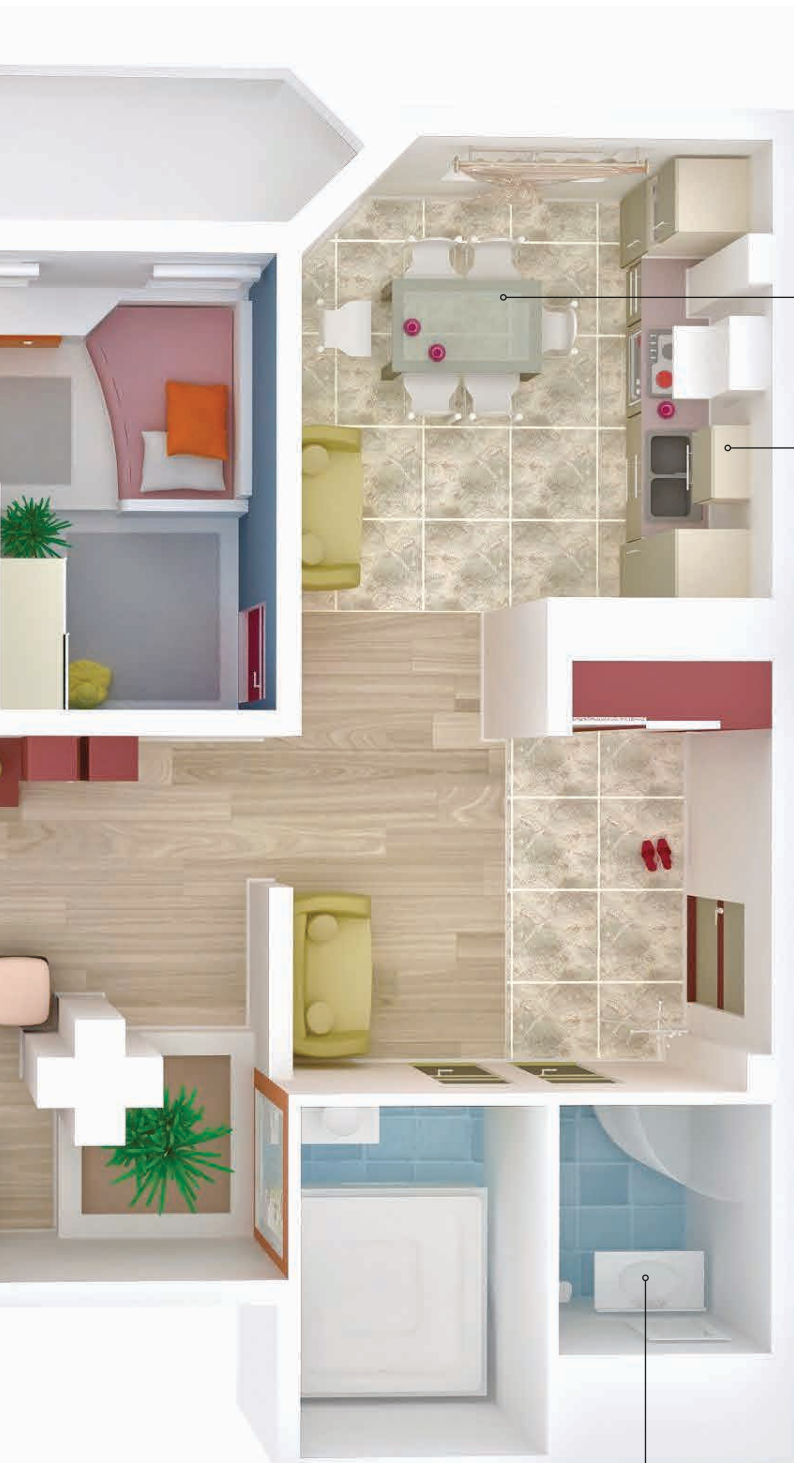
Before you choose a renovator to start work on your home, here are a few essential questions you need to ask.

- ☐ Are you licensed?
- ☐ Are you insured (workers compensation and liability insurance)?
- ☐ How long have you been in the business?
- ☐ What kind of residential homes do you usually work on?
- ☐ Have you worked on similar projects before, and can I look at the pictures?
- ☐ How many projects are you handling simultaneously?
- ☐ Do you offer warranties?
- ☐ Can I have some references from old customers?

LIVING ROOM

- ☐ Note down the direction of the afternoon sun, and you can finalise what type of curtains and draperies you need for your windows.
- ☐ Roughly map out where major pieces of furniture (TV set, sofa, coffee table) will be placed. Will the TV reflect glare from the windows? Is your couch sitting under direct sunlight?
- ☐ Measure the actual dimensions of the room to determine whether they can accommodate your old furniture, or whether you have to buy new ones.
- ☐ Keep in mind that proportion is important. A low-seater sofa will not go with a high coffee table. Similarly, a large sofa set and a small TV screen might be too much of a contrast.
- ☐ Place audio/visual equipment nearer to the wall socket so you won't have to stretch cables and wires across the room.





DINING ROOM

- ☐ Check the size and dimension of your kitchen before buying dining table and chairs. Most HDB dining rooms can nicely accommodate round dining tables.
- ☐ Keep in mind that the dining set needs enough space for the chairs to be fully pulled out without blocking the walk way.
- ☐ If you have additional space in your dining room, consider having a display cabinet placed in a corner. This adds a bit of personality to the room.

KITCHEN

- ☐ Plan the kitchen so that the major hot spots (the fridge, stove and kitchen sink) form a triangle. The sum of the triangle should be between three to seven metres in total. The work triangle will make cooking more efficient.
- ☐ If your kitchen is large enough, consider open-concept. A countertop separates the kitchen from the dining room, offering a practical surface for preparing food and entertaining guests.
- ☐ Make sure you have sufficient space (and height) for the refrigerator, and that nothing will block the way when you open its doors.
- ☐ Cabinetry is important in the kitchen, so plan according to your needs.
- ☐ If you need additional space, consider installing wall-mounted or ceiling hooks to store pots, pans and cutlery.
- ☐ When picking kitchen tiles and countertop surfaces, make sure they're appropriate for the kitchen environment.
- ☐ Install the hob and hood away from the window. Sudden gusts of wind can create havoc when cooking.
- ☐ Consider a sliding door to close off the kitchen from the rest of the room. This prevents cooking smells and smoke from travelling through the entire house.

BATHROOM

- ☐ Keep bathrooms functional before concentrating on the design.
- ☐ A shower stall with glass doors keeps the rest of the area dry, and is a good option for smaller bathrooms.
- ☐ If the tiny windows aren't enough, consider installing ventilation to keep the air fresh and to discourage mildew growth.
- ☐ When choosing tiles, make sure you consult with the professionals to decide on materials that are suitable.
- ☐ If you have elderly parents staying with you, install handbars on bathroom walls for security.

WHAT'S THE DIFFERENCE BETWEEN INTERIOR DESIGNERS AND CONTRACTORS?

It's finally time to renovate your home. But where do you start? The first step is to choose between an interior designer and a contractor.

Renovating your home – whether it's a brand new place or you just want to spruce up your old home – is a stressful endeavour. In fact, the stress starts before construction even begins! One of the most important things to note is that you need to find the right person to work with. After all, you're entrusting the construction of your future home into the hands of strangers.

The search for a reliable person starts with understanding the difference between an interior designer and

a contractor. This distinction is somewhat blurry, but it's important that you know what you're looking for and you engage someone who fits into your requirements.

A quick search on the Internet shows that you have to pick from interior renovators, design consultancies, renovation contractors and many other terms. But these phrases are only guidelines to the kind of services offered. There are plenty of overlaps and it's imperative that you find out what they can and cannot do for you.



WHAT IS AN INTERIOR DESIGNER?

WHAT DO THEY DO?

It's easier to think of interior designers as design consultants or space planners. Hand-in-hand, they will assist you with designing and planning your home. They will start by assessing your needs and requirements, before proposing a spatial plan that suits your lifestyle. They will also suggest everything, ranging from carpentry to construction, material selection and even furniture selection.

Interior designers will take care of the project management, from timeline to handover. They will engage their own team of contractors

and renovators to help you achieve the home that you want. As a consultancy, these designers should also offer after-sales services, meaning you can call on them in the future should there be any concerns.

COMPANY PROFILE

Generally, interior designers are upfront about their certifications and awards. Their portfolios may include both commercial and residential projects, and sometimes, they may be involved in architectural works too. Being design-focused, interior designers tend to balance form with function when it comes to residential design.



TIMELINE

Interior designers tend to be more meticulous in their process, so expect a lot of meetings and interviews before the actual designing even begins. This initial phase can take up to two months, as the design team gets to know your preferences and come up with drawings and/or renderings of the design to propose to you.

DESIGN

As their name implies, interior designers place importance on aesthetics, which may include the mood, spatial plan,

day-to-day functions and even future-proof features. You may expect certain designers to have a signature look or flair, or a style that they're more experienced with. As such, it's best to do your research before deciding on an interior design firm.

BUDGET

The final quotation usually comes only after the confirmed design, as the interior designers need to calculate the final required materials and processes. The budget might also include additional fees for things such as design consultancy, project management and 3D rendering services.



WHAT IS A CONTRACTOR?

WHAT DO THEY DO?

Generally, contractors offer a more straightforward service. You engage them to carry out the construction and renovation of your home, while leaving you to plan, design and manage the entire process. Some contractors are more than happy to help you by suggesting design ideas and plans.

Engaging a contractor is more suited for homeowners who have, more or less, a relatively simple construction plan for their home. The contractors will build exactly what you want based on your directions and specifications. If you have the time and competency to manage your own home renovation, a contractor might be a good route to minimise expenditure. However, you should be aware that taking on the renovation journey requires heavy time commitment, expert knowledge and plenty of patience and understanding.

COMPANY PROFILE

In keeping with the times, many contractors are modernising their services. This can mean that they sometimes offer consultation and project management services, on an ad hoc basis. Generally however, contractors keep their profile simple and straightforward.

TIMELINE

If you engage contractors on your own, you will be the one planning different timelines and processes. For example, you will need to juggle when the painters, carpenters and tilers come to work on your home. You have the freedom to plan your own deadline, keeping in mind that you still need to take the contractors' schedule into consideration.

DESIGN

A good contractor will build exactly to your specifications. The best ones however, might suggest improvements or alterations to things that you might not have considered. They are, after all, the experts in the field. Generally though, they will leave the design and aesthetics to you.

BUDGET

Comparatively, this is cheaper than engaging an interior designer, as you are paying directly for the services. However, there might be bumps along the way that might add to the total budget. Without professional design and experience, you might come across unexpected costs. For example, you might discover that before you re-tile your floors, you need to pay for waterproofing and and sealing.



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COMMON DEFECTS CHECKLIST

Once you've renovated your home, refer to this handy checklist to keep an eye out for common defects.



FRONT DOOR & GATE

- ☐ Are you able to open the door and gate with the keys?
- ☐ Can the door and gate open and close smoothly?
- ☐ Is the door properly aligned with the gate?
- ☐ Are the hinges rusty?
- ☐ Are there any rusty parts on the gate?
- ☐ Are there any screeching sounds when opening the gate?
- ☐ Is the doorbell working?
- ☐ Is the peephole in the main door properly installed?



ELECTRICAL OUTLETS

- ☐ Are the power outlets working correctly?
- ☐ Is the cable TV outlet working properly?
- ☐ Is the telephone outlet working correctly?
- ☐ Is the network point working?



WALLS/TILES

- ☐ Are there any wall cracks or hairline cracks?
- ☐ Are there any cracks on the ceilings?
- ☐ Are the floor and wall tiles aligned properly?
- ☐ Are there any water seepages on the walls? (visit your flat during a rainy day to check)
- ☐ Are there any chipped or scratched tiles?
- ☐ Are there any hollow sounds when you knock on the tiles?



BATHROOM

- ☐ Are there any chokeages in the toilet bowl?
- ☐ Is the flushing system functioning properly?
- ☐ Can the toilet seat flip up smoothly?
- ☐ Are there any stains on the toilet seat?
- ☐ Can water flow smoothly to the drain?





TAPS & BASINS

- ☐ Do any of the taps look old or rusty?
- ☐ Are the taps defective?
- ☐ Are there any cracks in the basin?
- ☐ Can water flow smoothly to the drain?



DOORS

- ☐ Are you able to lock and unlock the door with the keys?
- ☐ Can the door open and close smoothly?
- ☐ Do the door knob and locks look old?
- ☐ Are the hinges rusty?
- ☐ Are there any squeaking noises when opening the door?



WINDOWS

- ☐ Can your windows open and close smoothly?
- ☐ Are there any screeching sounds?
- ☐ Are there any rusty parts on the frame, hinge or lock?
- ☐ Are there any chips or scratches on the glass panels?
- ☐ Are the window screws properly tightened?
- ☐ Are the window screws rusty?
- ☐ Are the window locks properly installed?
- ☐ Can you unlock the windows smoothly?

**NOW THAT
YOU'VE
MOVED IN...**

With the renovations over and done with, you're finally ready to settle into your new home. But before you get too comfortable, don't forget to follow these simple steps to ensure a smooth stay.



GET YOUR LOCKS CHANGED.

It's a good idea to replace your padlock once you've moved in, because you never know who might have retained a copy of your key. You're also encouraged to make additional copies of your keys.



UPDATE YOUR NEW ADDRESS.

Head to the nearest neighbourhood police post within 28 days of moving in to update your Identity Card (IC). Do the same for your driver's license and car registration. Don't forget to update bills from credit card companies, mobile providers, insurance companies and friends and families.



CONTACT THE UTILITIES.

Get in touch with the utilities services to turn on your water, electricity, gas, Internet connection and telephone operators for your new home.



UNDERSTAND YOUR ELECTRIC CIRCUIT BOX.

Do a simple check to find out with circuit switch turns off which area. Then label them accordingly in case you need to activate or deactivate them one day.



LOCATE YOUR WATER SHUT-OFFS.

Find out where the main swivels are to turn off the water in your home. This is useful when you have to repair or fix the taps.



LOCATE YOUR GARBAGE DISPOSAL LOCATION.

Find out where to dispose of your garbage in the common area so as not to create a nuisance. It'll also help when you're unpacking and throwing things out.



GET A FIRST-AID KIT.

It's always good to have a kit stored at a convenient spot in your home. You never know when emergencies will arise. Similarly, invest in a fire extinguisher.





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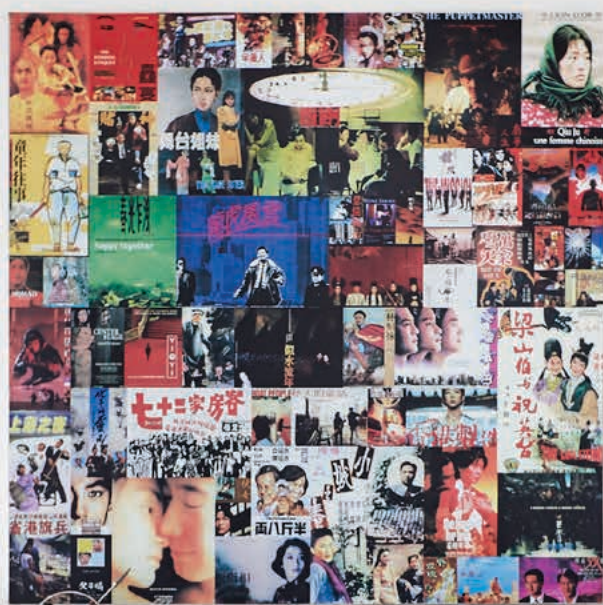
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STYLING TIPS TO JAZZ UP YOUR HOME

Once your renovations are completed and out of the way, it's time to add some pizzazz to your home. Here are some quick, no-reno ways to polish up the look.

Renovating the home isn't just about the heavy duty work. Once the hacking and constructing is over, and once you've moved in the heavy furniture, it's time to add a more personal touch to your home. The most important thing to know is that it's the smallest things that can make the biggest impact. A simple tweak or addition can bring colour, texture, depth and scale that will complete your interior design.



STICK TO ART

A clean, bare wall is always a welcome addition to the home, but sometimes, a beautiful piece of art will add a sense of finesse and elegance to the interior. When choosing artwork, keep in mind its dimensions, scale and the location that you want to place it in. You should also consider things like colour, style and of course, personal preference. After all, you should be comfortable with looking at this hanging art everyday for a long time. Keep in mind that art also acts as a strong focal point in a room. Where you hang it will dictate the flow of a room and where you want to direct the eyes of your guests when they first walk in.

BIG ON BLINDS

Traditional curtains are excellent for adding volume to a space, but sometimes, you want to maintain a clean and crisp aesthetic. Window blinds are the perfect solution. There are different types to choose from, including Roman blinds, roller blinds and Venetian blinds. Each has its own functionality and can bring specific looks to your room.



Design by Space Define Interior



Photography by Wong Weiliang

GOING GREEN

It's amazing how adding greenery to your home can enliven the space. Plants, especially green, leafy ones, can bring zest and a feeling of freshness to even the most boring of spaces. No matter what interior design style you have, a potted plant can make a room feel homelier and more welcoming. There are even certain species of plants that act as natural air purifiers. When choosing a plant for your home, take note of whether it's an indoor plant, and of course, the amount of care and maintenance you need to give it.

REPURPOSED PERSONALITY

They say that one man's trash is another man's treasure. Sometimes, something that you want to discard can actually be a snazzy way to add personality into your home. But if you're not one to DIY or up-cycle, there are plenty of furniture brands that can help you add a weathered aesthetic to any space. Here, stacking box shelves from d-Bodhi can bring an Industrial edge to your home.



THROW IT IN

If you feel like your home is looking a little cold and unwelcoming, you can consider adding a bunch of cushions and pillows to the mix. These soft and fluffy additions help to balance out the coldness of a room. They're also a great chance for you to exercise your creativity when it comes to print, patterns and colours. You might also want to play with different sizes and combinations to create a more interesting and eclectic look.





Design by Fuse Concept

RUG LIFE

So you've spent quite a good amount on your tiles and flooring options, why should you cover it up with a rug or carpet? Well, not only will it add to the interior design, a carpet also brings warmth to a room. Functionally speaking, rugs will also visually mark out an area. For example, a well-placed rug in the living room can subtly outline the sitting area with boundaries without adding bulk. You should also place a carpet or rug in the exact spots where you know you will sit down and relax (in front of the couch or next to the bed, for example).

LIGHT THE WAY

By swapping out a few light bulbs, you can quickly affect the mood in any space. Warmer lights can really lend to the ambience, and can even balance out any harshness in the room. If you don't want to fiddle around with the wiring, just get a floor lamp or table lamp. Layering different types of light can create different moods for any occasion.



Photography by Wong Welliang

SOFT DRAPES

Curtains play quite an integral role in perfecting your interior design. Not only do they keep out the sunlight while offering privacy, they are also a form of soft furnishing that completes the look in any room. Drapes add depth and dimension, while adding colour and texture to a space. It's important to take note of the material you pick: light and sheer curtains will filter the bright sunlight, while heavier and thicker drapes will block both light and sound. The best solution is a combination of day and night curtains that you can layer at will, depending on your needs.

ALL LAID OUT

When it comes to your living room, size doesn't really matter. Here are a few tips to help you make the most of this room, no matter its size, shape or layout.

The living room and dining room are considered the communal spaces in your home. After all, these spaces are where most personal interactions take place. Whether you're having a meal with the family, enjoying movie night with friends, or simply spending a lazy weekend on the couch, the shared living and dining space is one that needs to feel cosy, yet appear presentable. These are the rules for designing your living room.

PLACE IT SIDE BY SIDE

Many Singaporean homes, including HDB flats, have a narrow living room and an equally narrow dining room. One of the best ways to maximise available floor space would be to situate your living and dining spaces next to each other. Not only does the combined layout provide a neat way to organise your communal zones, it also does away with the formality of dedicated zones that can make your home feel less welcoming. To enhance the sense of unity between your living room and dining, choose a complementary colour palette.





Design by Z L Construction

SPREAD OUT THE SPACES

If you have a larger living room, this means that you have greater freedom in space planning. However, this might come with its own fair share of design problems. For instance, a larger living room can feel cold and uninviting if it's not furnished properly. The trick is to separate that one big space into multiple zones. For example, create a sitting area, a reading nook and even an entertainment zone.



Design by Mong Design

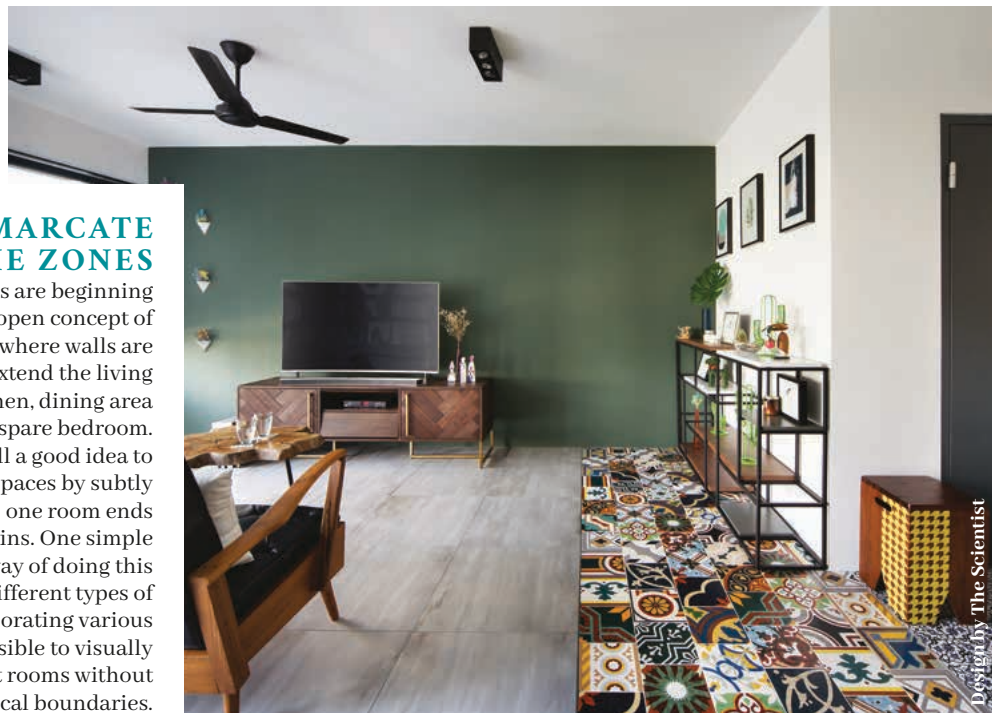
GET THE RIGHT FIT

Whether you have a large sitting room or a compact dining area, finding the right type of furniture is what matters most. Not only do you have to consider the furniture dimensions, you should also take into account its aesthetic appeal and the number of people you wish to accommodate. The general rule of thumb, is that your furniture should scale well with the size of your room. Keep in mind that you still need to have space to walk around your furniture. There's no use in buying a beautiful coffee table when you can't even reach your sofa without having to climb over it.

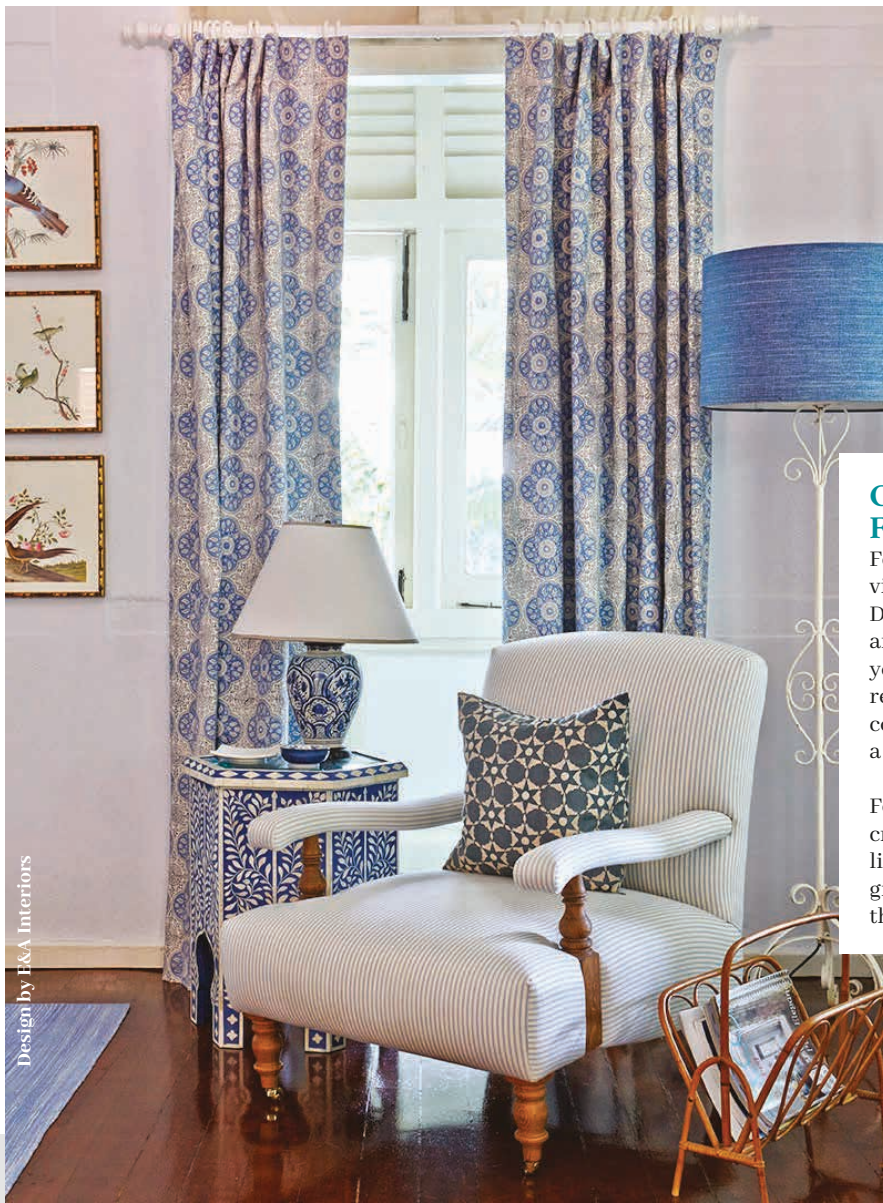
DEMARCATÉ THE ZONES

More homeowners are beginning to appreciate the open concept of interior design, where walls are broken down to extend the living area into the kitchen, dining area or even into a spare bedroom.

However, it's still a good idea to demarcate your spaces by subtly marking where one room ends and another begins. One simple yet effective way of doing this is to play with different types of flooring. By incorporating various textures, it is possible to visually mark different rooms without setting up physical boundaries.



Design by The Scientist



Design by E&A Interiors

CREATE BEAUTIFUL FOCAL POINTS

For a finishing touch, create little vignettes within your living space. Display areas throughout the room are great focal points that give your eyes something beautiful to rest on. Whether it's a decorated console table, a cosy corner or even a statement-making armchair.

For a more styling tip, it's best to create little vignettes within your living space. Display areas are a great way to set up focal points throughout the home.



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CREATING A FOCAL FEATURE

Many interior designers understand the need to have focal points throughout the home, and this is best exemplified with the feature wall. Here are some ideas to create your own focal feature.

When you step into a room, your eyes should naturally gravitate towards an anchor in the room. It could be a statement chair in your living room, or the headboard of your bedroom. These focal points are a great way to make an impression; after all, it's the first thing you see. The feature wall will also set the tone of the interior design.

The most common focal point is the feature wall. The most common feature wall is the one in your living room, probably the wall behind your television set. This is where you typically face when you're in the room. The feature wall could also be the wall behind your bed, next to your dining table or even in the kitchen. See how these homes successfully create feature walls that are scene-stealers in the interior.



Design by Free Space Intent

GOING GEOMETRIC

Showcase your creativity by coming up with an aesthetic that you won't typically find in any other home. From linear patterns to geometric shapes, your feature wall can be an apt representation of your personality. In this home, diamond-shaped mosaic tiles were carefully placed, by hand, to create an asymmetrical pattern. A creative eye and plenty of patience can result in some beautifully unique designs.



PICTURE PERFECT

A feature wall doesn't have to be heavy, bulky or take up too much space. A simple and quick way to bring your personality into a room is by using framed photos and creating a photo wall. The trick to having a cohesive look is to make sure you use the same type of photo frames (although the shape and size doesn't really matter) and to make sure that the space between each frame is consistent. Whether you create a wall of precious memories, or even an Instagram-inspired wall, this feature is quick, simple and affordable to create.



Design by alihAYUS



Design by Z L Construction

SHELVE IT ALL UP

When space is a factor in a small home, turn your feature wall into a functional and efficient addition to the interior. Utilise the verticality of your home by building shelves that blend into the interior decor. Whether you decide on a full wall of closed shelves or a quirky arrangement of open shelving, make sure you come up with a layout that complements the space you have. For this particular home, a series of open boxes are arranged in a slightly staggered line that fits perfectly around the television set and console.

MAKE A STATEMENT

A feature wall is meant to be the focal point in the home. One look at this feature and you should be able to understand the direction of the interior design. With that in mind, why not go all out and make a stunning statement? In this condominium apartment, the designers came up with a showstopping feature composed of shelves that resemble the branches of a tree.



Design by IIDID



Design by Iron Interior

TOUCH AND FEEL

An effective way of designing a feature wall that doesn't intrude into your space is to utilise the right type of materials. You don't need big, showy designs to create a feature. In this 3-bedroom condominium apartment, the design team layered textural elements that easily portray the home's design direction. In this case, a slab of white marble lends a strong yet understated statement that reflects the elegance and sophistication of this contemporary home.

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ALL IN ORDER

Keep your compact spaces neat and tidy with these simple hacks that you can DIY at home.



LIBRARY DISPLAY

If you're proud of your reading collection, why not display them on the wall? First, you need to have strong and sturdy hooks already attached to the wall. Choose the books you want to display (preferably not too heavy), and simply thread some string through the spine. Tie a small loop at the top and you're ready to hang them up.

Renovating the home can sometimes feel impersonal. After all, you're trusting the entire process to a contractor or interior designer. If you want to have a hands-on experience, you can consider doing DIY projects that are not only stylish, but are also handy additions to keep your home neat and tidy.



TAG IT UP

These leather cup tags are perfect for spicing up your afternoon break by putting a smile on your face. Measure the diameter of your cup, then cut out a leather strip that's 4cm longer than the diameter. Print out a reverse version of your chosen word on a piece of paper. Apply acetone on a cloth and press down the printed side of the paper onto the leather tag. Punch a hole on two ends of the leather strip and pin the two sides together. Finally, slide your cup in.

GREENER PASTURES

It's always good to have a bit of greenery in your home, and creating a mini vertical garden can be your next DIY project. First you will need a wired tray or fence to act as the backdrop. Then cut a few strips of faux leather or heavy fabric to form the brackets for the planters. Glue the strips to the planter to keep them secure, then loop them through the wires to create this simple wall treatment.



FLOATING AROUND

This is perhaps the easiest display shelf you can make. Use a variety of wooden boxes in different shapes and sizes, then line the bottoms with coloured construction paper that is cut to size. Attach a hook to the back of each box and hang them up. When mounting them on the wall, make sure that you space them properly and at an equidistant to achieve that asymmetrical yet ordered look.



GET CRAFTY

Instead of spending too much money on sculptural art, why not just make your own? This simple yet eye-catching wall treatment not only looks good,

but can give you a sense of fulfilment too. All you need is a stack of square origami paper in different colours, and lots of patience. To make each three-dimensional mini structure, fold each paper into a basic pyramid shape. Once you have enough, arrange them on the wall with sticky tape and put it up where your guests will be impressed.

DESIGNING AN EFFICIENT KITCHEN

The kitchen has to be one of the most hardworking rooms in your home. After all, it's not just a space for cooking. The kitchen is also where the family gathers, where your kids can do their homework and a communal space where everyone can spend quality time together. Here's how you can make your kitchen work harder and more efficiently for you.

There's a reason why the galley kitchen is seen in many homes, restaurants and commercial spaces. It's space-saving, functional and creates an efficient workspace no matter what type of cook you are. Two parallel rows of kitchen cabinets form a walkway that you stand in, and everything you need is within reach or just a couple of steps away. By arranging your appliances in a triangular format, you can easily access, prepare, wash and cook your ingredients.

Storage is also considered in this kitchen layout. You can build overhead cabinets in tandem with your countertops. One thing to take note of however, is that you don't want a narrow walkway. Double galley kitchens should still have room for at least two people to comfortably pass each other when walking. You should also keep an eye on the width of your cabinet fronts. When you open multiple cabinet doors, they shouldn't bump into one another.

▼ By making the most of its layout, this kitchen places two rows of cabinets with a walkway for easy access. A combination of upper and lower cabinets offers maximum storage space.



1 DOUBLE GALLEY KITCHEN

▲ To maximise its functionality, this narrow kitchen features a dual galley layout. The large capacity drawers lend a sleek and effortless look to the space.



Design by Renozone Interior Design House

2 SINGLE GALLEY KITCHEN

space and possibly an oven. Your appliances are lined up neatly in a row, making it an efficient use of space that you can just walk up and down to get to the task at hand.

If space permits, you might want to put the refrigerator or the sink to the side of the layout, or away from the galley configuration. This frees up a little more room for kitchen appliances.

- This clean and open kitchen features a single galley that helps to open up the space. The oven is placed outside the kitchen proper, freeing up some more floor space.



Design by The Orange Cube

- ◀ Lining up your refrigerator, cooking stove and sink in a single row makes for an efficient workspace. Storage is also provided in the forms of cabinets.

The galley kitchen is a functional layout, and works best in almost any type of kitchen. But if you have a smaller kitchen space, as seen in some condominium apartments, a single galley might be the solution. It's also a prime choice for homeowners who don't typically cook often, or if you only do simple, light cooking at home.

As its name suggests, there's a single row of cabinets, which means that it doesn't require a lot of space. In a compact kitchen, a single galley lines up everything you need, including the cooking stove, a sink, the fridge, food preparation

This configuration is increasingly popular, as more homeowners have embraced the idea of an open-concept kitchen. The L-shaped layout works best in kitchens that are visually connected to the dining or living rooms, wherein the 'L' shape acts as a partition. This kitchen is also ideal for homeowners that enjoy cooking and entertaining guests.

This layout can also be adapted to meet your needs. For example, if you have the space, you can extend the kitchen cabinet to become a part of your dining table. It can also act as a serving table, breakfast nook, food prep station or just an additional multi-purpose countertop.



3 L-SHAPED KITCHEN

Design by Bowerman Interior Planner

Design by Meter Square

▲ In this layout, the cabinets run across the perpendicular walls, creating an L-shaped layout. The appliances and worktops are arranged to create an efficient space.

◀ The L-shaped configuration of this kitchen is not only aesthetically pleasing, it adds another functional element to the home. Instead of an open kitchen, the counter acts as a partial boundary between kitchen and dining room.



4 ISLAND KITCHEN

Design by The Scientist

Thanks to kitchens we see on television and in movies, we associate the island kitchen with a sense of luxury. We usually think that island counters can only fit in larger homes such as landed houses, but with smart space planning, you can actually fit an island in a smaller kitchen. Technically, as long as you have space to place a countertop in the middle of the kitchen, unconnected to any other cabinet or countertop, you can have an island.

The main appeal of the island configuration is its efficiency and convenience. The most efficient island kitchen however, features the stove and cooktop on the island itself, with the sink, refrigerator and other appliances surrounding the island for easy access. The island kitchen also tends to be a multi-purpose space where you and your family can gather around and spend time together.

With careful space planning, even smaller HDB kitchens can accommodate an island counter. It probably won't be able to host the stove, but it can act as an additional worktop or dining table.

▲ The kitchen walls of this 5-room BTO have been removed, making way for an island counter that also functions as the family's dining table.

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ANDROID



APPLE

4 SURFACES FOR YOUR KITCHEN COUNTERS

How do you choose the material for your kitchen countertops? As one of the most hardworking places in your home, the kitchen deserves to live up to your expectations. Here's how to get started.



NATURAL STONE

Whether it's marble or granite, natural stones are typically fashioned from raw materials. As such, organic patterns like the veining and colouring can be seen on the surface, lending a beautiful and luxurious finish to your countertops. The distinctive features mean that no two surfaces are similar, in other words, don't expect your marble counters to look exactly alike.

AT A GLANCE

- Unique in colour and patterning
- Wide selection to choose from, can be from many different regions around the world
- Brings a sense of luxury that's beautiful to look at and exquisite to the touch
- Because of its rarity, tends to be more expensive compared to other materials
- Porous, which means it might be stained
- Requires periodic sealing to prevent staining and bacteria growth
- Less heat-resistant and crack-resistant than man-made materials
- Heavier and denser compared to alternatives



Design by The Scientist

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QUARTZ

Manufactured to counter the limits of natural stone countertops, this engineered stone is a man-made surface that is created out of a combination of quartz chips, polymer resins and pigments. These are then compacted under intense vibration and made into dense, non-porous slabs. The result is one of the most hardwearing and durable materials for the kitchen.



Image courtesy of Cosenlino

AT A GLANCE

- Non-porous, so it's resistant to stains and bacteria
- Low maintenance; does not require sealing or polishing
- Strong and durable
- Resistant to scratches, chipping and heat
- Resistant to mold and mildew
- Wide variety of colours and patterns that are naturally beautiful
- A little pricier than alternatives

SOLID SURFACE

This man-made material is primarily made of acrylic, polyester, epoxy and bauxite, and is created to mimic the look of natural stone. It's somewhat similar to quartz, but can be less durable.

AT A GLANCE

- Non-porous, so it's resistant to stains and bacteria
- Affordable and easy to maintain
- Doesn't require sealing or polishing
- Resistant to bacteria
- Direct heat may discolour the material
- Solid surface that is of lower quality might be susceptible to scratches and chips
- Scratches and chips can be sanded and buffed out



Image courtesy of Fritz Fryer

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Image courtesy of KompacPlus



Laminate countertops used to be extremely popular a few decades back. It's made by compressing layers of paper and melamine resins, 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 resins. Multiple layers form 6mm-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 as stunning in the home. Aluminium and steel are sleek, durable and extremely resistant to bacteria. They're also surprising 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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DESIGNING THE MODERN BATHROOM

Designing your bathroom is a big step in your renovation journey. Here are some handy tips that can alleviate your bathroom woes.

Design by Studio FortyFour

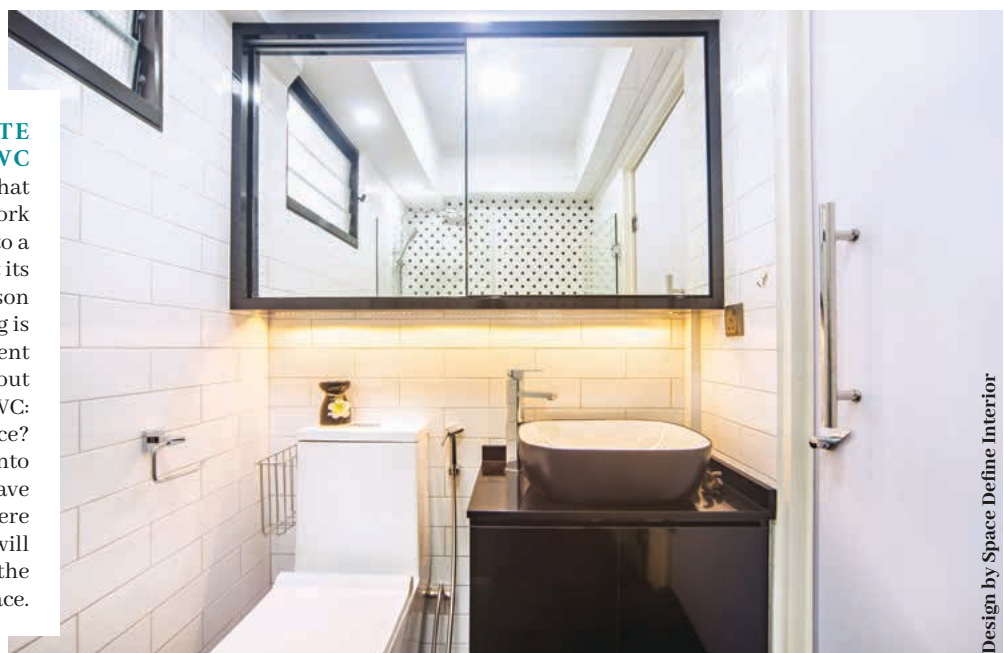


STORAGE FOR MORE

Storage in the bathroom is more important than you think. From vanity cabinets to hooks and shelves, these handy spaces keep the room neat and organised.

ORIENTATE YOUR WC

You may think that there's not much to work with when it comes to a small bathroom, but its size is the main reason why space planning is integral for an efficient bathroom. Think about where you place your WC: Does it face the entrance? Are you squeezed into a corner? Do you have room to navigate? Where you install your WC will naturally dictate the rest of the space.



Design by Space Define Interior

Design Your *Dream Home*

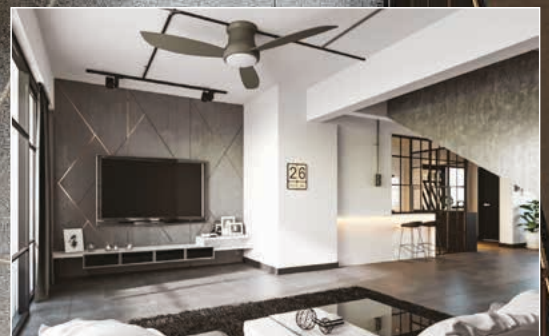
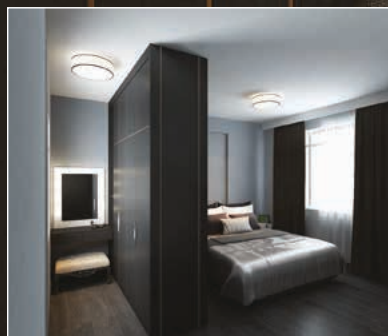
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Your Vision. We Create.

SEPARATE THE SHOWER

We're so used to complaining about our small bathrooms, but many homes in other countries seem to have it worse. Some even have to place their shower directly above their WC! By comparison, the typical Singaporean bathroom is luxuriously large. Consider building a shower stall that will contain the water, leaving the rest of the bathroom dry.

BRING IN THE LIGHT

Generally, and especially in HDB flats, the bathroom doesn't have large windows. Unfortunately, this means that the room lacks natural light and ventilation. Having sufficiently bright lighting not only prevents a small washroom from appearing too small, but ensures safety as well. Proper ventilation is also crucial for preventing mould and bacteria build-up.

WATER EFFICIENCY

Water tariffs have increased and it's never been more important than now to be aware of how much water you actually use daily. Keeping an eye on how long you keep the faucet or shower running is one way, but you can have peace of mind by installing water-saving fixtures and fittings. Keep an eye out for Water Efficiency Label when buying your equipment; the more ticks there are, the more efficient it is.



Design by Renozone Interior Design House

5 TIPS**WHEN YOU'RE SHOPPING FOR BATHROOM TILES**

- 1** For your walls, choose tiles with a slightly glossy finish as they are easier to maintain. Ceramic, porcelain and homogenous tiles are also very durable.
- 2** Bathroom floor surfaces should have a non-slip coating that will prevent slippage when wet. It's best to pick matte or textured surfaces for extra grip.
- 3** For smaller bathrooms, choose 300x300mm or 300x600mm tiles. They are easier to lay in a sloping manner towards the drain, making for efficient water drainage.
- 4** Mosaic tiles look good in the bathroom, but they can be tougher to clean and maintain. The exposed grout lines mean more surfaces to scrub.
- 5** Built-in furniture like the vanity and countertop should be clad in non-porous, waterproof materials. A good example is quartz as they are resistant to moisture and scratches.

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Renovation and
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CHARMING INDUSTRIAL

IN THIS STYLISH HOME, ARTREND DESIGN GAVE THE TYPICAL INDUSTRIAL LOOK A FRESH TWIST BY BRINGING WARMTH AND A SENSE OF PERSONALITY TO THE INTERIORS.



CASE FILE



HOME TYPE
3-Room EC



FLOOR SIZE
1,100 sq ft



STYLE
Modern
Industrial



HOME TO
Family of 4



Although the Industrial style of interior design is popular, it can sometimes come across as cold and unwelcoming. In this home, the design team from Artrend Design understood the limitations and wanted to add character and a sense of quirkiness to the space.

ECLECTIC ACCENTS

In the shared living and dining room, the basis of an Industrial theme is easily apparent. There's a faux white brick wall, a matt black TV wall, and plenty of black metal accents throughout the spaces. In order to make this BTO flat feel homelier, the designers added plenty of warm wood in the form of furniture and carpentry.



From the television console to the wall-mounted “floating” display shelves, these woody elements help to ground the space and balance out the stark Industrial elements.

Along the back wall of the living room, the designer had finished the surface with a wallpaper that mimics slabs of cement. It's a simple addition to the space, but truly lends to the illusion of an Industrial interior. This neutral-toned wall becomes the ideal backdrop for some quirky additions: a cluster of photo frames on the wall, a series of cubic pendant lamps above the dining table, and a hefty yet cosy dining set.

SPACIOUS SLEEP

A similar design aesthetic is seen in the bedrooms, with the master room being a standout use of space. Here, the Artrend Design team combined two rooms to form a larger space that incorporates a walk-in wardrobe. Clad in warm wood laminates, the entire room emits a cosy ambience that's conducive to sleep.

The walk-in wardrobe is also fitted with carpentry clad in the same shade of wood. A combination of glass, steel and mirrors transforms this area into a space that's reminiscent of a boutique store fitting room. As with the rest of the home, this is a space that aptly reflects the homeowners' personalities.



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CHIC SCANDINAVIAN

WITH ITS MONOCHROMATIC COLOUR SCHEME, A FLOW OF NATURAL LIGHT, AND CLEVER DESIGN ELEMENTS, BENG KEH DESIGN GAVE THIS HOME A SIGNATURE STYLE.



CASE FILE



HOME TYPE

4-Room
HDB BTO



FLOOR SIZE

860 sq ft



STYLE

Minimalist
Scandinavian



HOME TO

Young Couple

Spaciousness and a sense of openness are the keys to this home renovation. By taking on the clean and minimalist lines of Scandinavian interior design, the owners have opted for a classic yet timeless combination of white and black. This monochromatic colour scheme lends a sense of cohesiveness throughout every room in this 4-room HDB flat.

BLACK AND WHITE

A clean white palette can be seen throughout the home, from the kitchen to the bedroom and on to the living room. Even the furniture and work surfaces are in white, creating a sense of spaciousness that lends to the illusion that this apartment is much bigger than it actually is.

Black is cleverly used as an accent colour in the home, and can be seen on the door and window frames. Even the ceiling fan and exposed trims are colour coordinated, adding a stylish contrast against the whitewashed interiors. This simplistic colour combination emphasises the minimalist Scandinavian theme that the homeowners wanted.



NATURAL ADDITIONS

In Scandinavian interior design, wood accents play an important role in giving the look its cosy and warm signature. For this home, raw, distressed wood pieces are displayed in various rooms, helping to create a sense of connection to nature and the outdoors. In this home, everything has its own space and nothing is cluttered in this oasis of brightness and light.



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VICTORIAN FAIRYTALE

IN THIS APARTMENT, THE PROMAX DESIGN TEAM MODERNISED THE CLASSIC VICTORIAN STYLE TO CREATE A HOME THAT'S EFFICIENT, FUNCTIONAL AND A JOY TO BEHOLD.



CASE FILE



HOME TYPE
Condominium
Apartment



FLOOR SIZE
1,140 sq ft



STYLE
Modern
Victorian



Initially, the owners of this apartment were unsure of what interior design style they wanted for their new home. But after consulting with the team from Promax Design, they realised that their design aesthetics leaned towards the Victorian influences. Because of the spatial constraints however, the designers decided to update this classic look, opting for a lighter colour palette that works well in this home.

GRAND CLASSICISM

In order to retain the sense of cosiness without relying too much on the colours, the designers suggested a detailed lighting plan that allows the homeowners to control the mood and ambience of the rooms. A detailed textural palette also plays an important role in dictating the style: The home features beautifully wallpapered walls that recall the grandness of Victorian homes. Similarly, the living room feature wall is clad in panelling for a sense of refined elegance.



FUNCTION AND STYLE

The children's room has been designed to comfortably accommodate two growing children and at the same time, provide each kid with their own personal space. With that in mind, the Promax team came up with a customised bunk bed that takes full advantage of the room's dimensions. Since the children are still young, each bed is fitted with safety railings that are also an eye-catching design element. For added functionality, the steps leading to the top bunk are integrated with storage space and lined with LED lights.

The dining room boasts a custom-made mirror that's mounted on the wall. With its highly ornate framework, this wall-wide centrepiece truly emphasises the style that the homeowners wanted.

Also completing the look is a crystal chandelier that is suspended directly above the dining table. Also of note is the built-in settee. Not only does it accommodate guests when they come over to the house, but it also hides additional storage space beneath the seating bench.



HDB LICENSED CONTRACTOR



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POLISHED GLAMOUR

GLOSSY BLACK PANELS ARE PAIRED WITH PRONOUNCED WOOD GRAINS IN THIS MODERN AND GLAMOROUS APARTMENT.



CASE FILE



HOME TYPE
Condominium
Apartment



FLOOR SIZE
1,400 sq ft



STYLE
Modern
Glamour



HOME TO
A Couple with
Couple's Mum



In this home, broad strokes of black are complemented by dark wood grains. The result is an apartment that's equal parts masculine and modern. The designers from United Team Lifestyle also introduced highly polished surfaces in the form of glossy black panels, further raising the luxe factor in this home.

EXTENDED SPACE

One of the many notable features in this apartment is the dry kitchen. This space is provided by the property developer, but has been tweaked to suit the design scheme. This kitchen connects the enclosed wet kitchen to the living room, forming a space that's prime for entertaining friends and family. The long bar counter transitions naturally into the dining table.

Set against the backdrop of glossy black cabinets, this kitchen exudes a sense of modern glamour, matched by the pronounced wooden grains found on the table edges. Black and wood is a combination that exudes a certain sense of masculinity, and this home manages to balance that with flair.

DARKER PLACES

This material and colour palette is seen throughout the home. The living room, for example, boasts a feature wall that's clad in the same material combination. Wooden strips, laid out in a vertical alignment, are flanked by high-gloss black panels, and paired with a glossy black console shelf. The overarching result is one that is stylishly impressive yet easy on the eyes.



Over in the private quarters, the designers continued the look to great effect. The master bedroom for example, is swathed in shades of tan and taupe. The look is relaxing and grounded, setting the perfect scene for rest and relaxation.

The study room, meanwhile, has been designed to be conducive for focused work and concentration. The same shades of wood are used throughout the room, with a series of open and closed shelves that line both sides of the walls. Black glass acts as an accent to the design framework, complementing the look without becoming a visual distraction in this space.



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BEAUTY IN BLACK AND WHITE

IN THIS FAMILY HOME BY WING KHIONG RENOVATION & TRADING, A CLEAN-CUT BLACK AND WHITE COLOUR PALETTE ALLOWS THE MODERN DESIGN SENSIBILITIES TO SHINE THROUGH.



In most homes, you can't go wrong with a pristine monochromatic colour scheme. Any room, whether big or small, can benefit from a well defined black and white combination. This colour palette may seem simple, but in truth, it adds visual interest to a space while highlighting its modern sensibilities.

In this family home, the designers from Wing Khiong Renovation & Trading wanted to design interiors that are pristine, streamlined and practical. In the kitchen, for example, clean lines and sleek designs come together to form a contemporary cook space. The black and white colour combination sets the tone for a practical and efficient space.

CASE FILE



HOME TYPE

5-Room
HDB (Point Block)



FLOOR SIZE

1,259 sq ft



STYLE

Modern
Monochromatic

Similarly, the bathroom is a picture of modern design. The monochromatic palette can be seen here, but with the additions of prints and patterns, it presents a more textured space. The wall tiles feature a combination of marble veining and a whimsical floral pattern, both of which are practical and beautiful. These are the hallmarks of a family home that's easy on the eyes and equally as easy to maintain.



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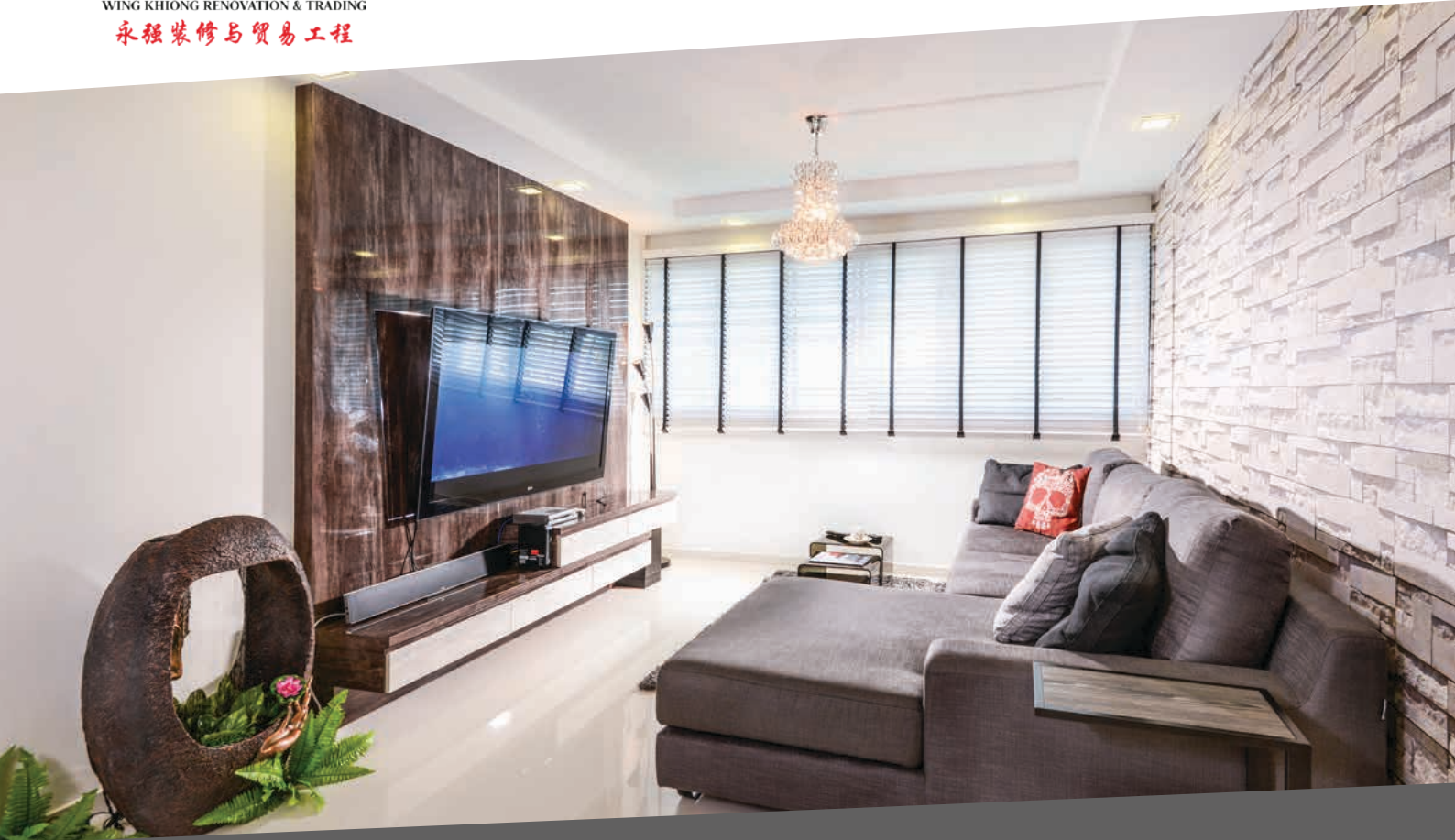


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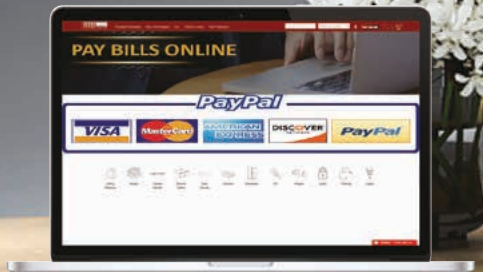
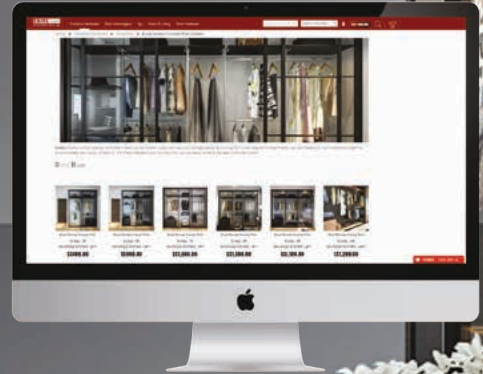
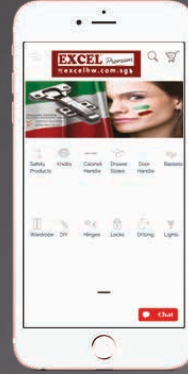
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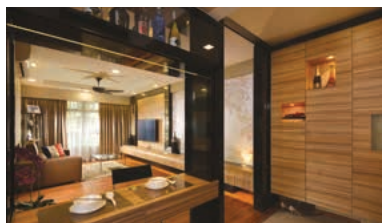
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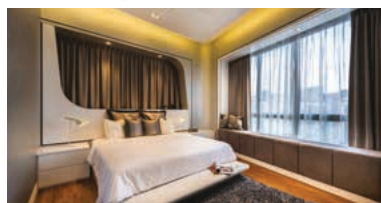
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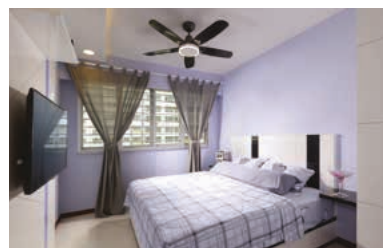
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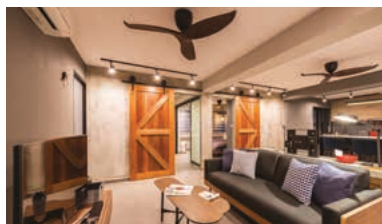
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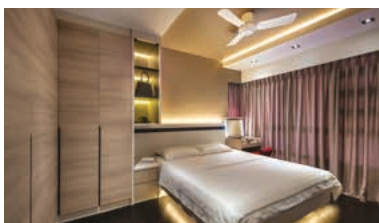
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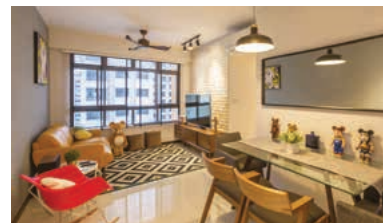
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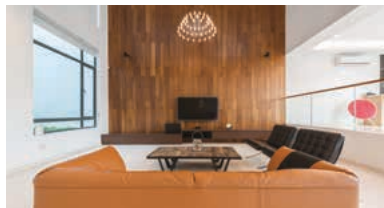
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