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GUIDE BOOK 2021-2022

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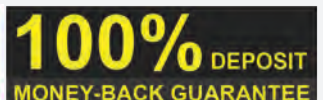
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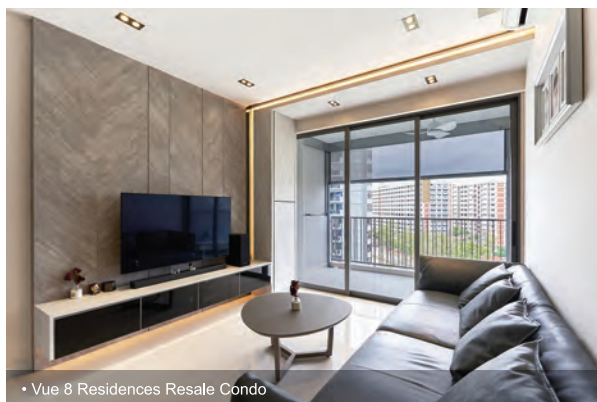
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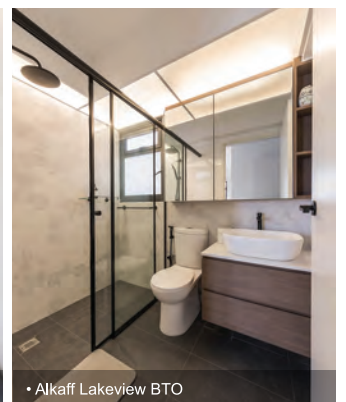
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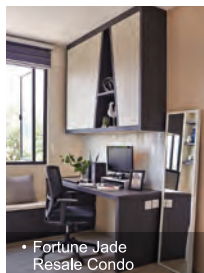
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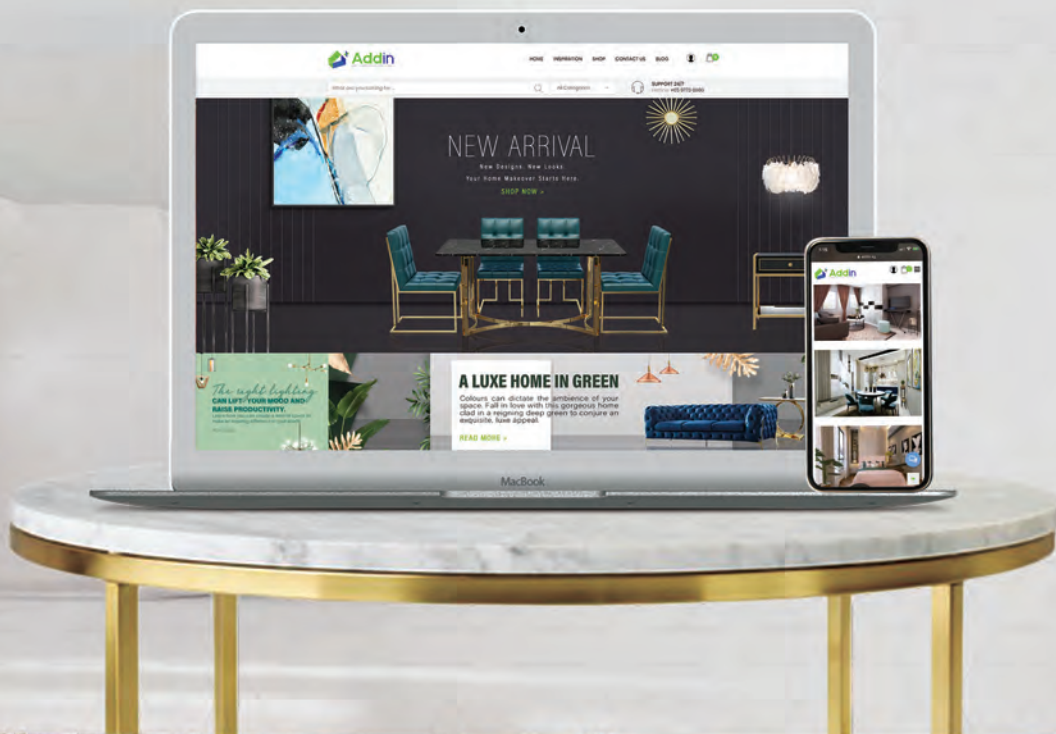
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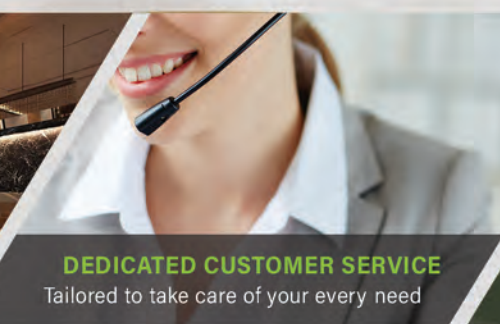


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RCMA MILESTONES

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。

20
01

Held RCMA's 20th Anniversary Dinner Celebration on 7 January with more than 100 tables of guests including representatives from RADAC, SHDC, Singapore Building Materials Suppliers Association and CLSMA. Event was covered by Lianhe Zaobao.

新加坡装修同业商联会举办了名为“装修承包商的权利和义务”的研讨会。

于1月7日举办了新加坡装修同业商联会20周年庆典晚宴，有超过1000人出席，嘉宾包括来自装修咨询理事会、上海申康医院发展中心、新加坡建筑材料商公会和CLSMA的代表。晚宴获《联合早报》的关注报道。

Published 20th anniversary commemorative publication.
出版20周年纪念刊。

20
06

Integrated collaboration between City Gas and RCMA for a programme that encouraged more HDB homeowners to use City Gas.

新加坡装修同业商联会与城市燃气公司携手合作，鼓励更多组屋屋主使用城市燃气。

20
09

Assisted with the launched of RenoQuote, Singapore's first online renovation quotation service and directory search.

协助推出RenoQuote - 新加坡首个线上装修报价和目录搜索服务。

RCMA became an Approved Training Organisation (ATO) under the National Skills Recognition System (NSRS).

新加坡装修同业商联会成为全国技能鉴定制度下的技能资格认定培训机构。

20
10

RenoQuote became available on MyHomeTown.sg, a Singaporean portal that aimed to increase the 'kampong' spirit in our heartlands.

RenoQuote 正式与MyHomeTown.sg网站挂钩。MyHomeTown.sg是新加坡一个门户网站，旨在发扬新加坡邻里社区的“甘榜”精神。

20
11

Held a legal talk addressing common problems faced by contractors.

举办法律讲座，深入探讨承包商面临的常见问题。

20
12

Pilot run of Skills training course on demolition of concrete structures in HDB flat.

开展试验性培训课程，灌输拆除组屋混凝土结构的技能与知识。

20
13

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。

2014

Signing of MOU between CASE and RCMA on the establishment 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—装修同业商联会保证标志鉴定计划。

2016

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

举办新闻发布会，正式推介消协—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、新加坡建筑学院等各处发行。

2017

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。

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。

2018

Published third edition of Renovation Guidebook 2018 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。

2019

Organised Inaugural RCMA Consultation Fair.

举办首届新加坡装修同业商联会咨询会。

Attended several prominent renovation events and dinners of the year.

参加了几项重大的装修行业活动与晚宴。

Upgraded our digital presence by attending SME Digital LEAP Awards and completing the WSQ Digital Marketing Course.

通过参加SME Digital LEAP Awards和完成WSQ数字营销课程提升了我们对于数字化的接触。

2020

To publish fourth edition of Renovation Guidebook 2021 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四本《2021新加坡装修指南》。

Media interviews on combating COVID-19 challenges in the renovation industry

媒体采访有关在装修行业应对冠状病毒病挑战。

Took part in community service during pre-election.

预选举期间参加了社区服务。





Dr Sky Tan

PRESIDENT
RCMA MANAGEMENT COMMITTEE

As the saying goes, “Tough times don’t last, tough men do”.

I firmly believe that RCMA will stand in solidarity to overcome these challenging times. As we are a group of voluntary business owners, we share a fervent passion for design as well as a mission to further strengthen the renovation industry. Having achieved many objectives over the past 39 years, our commitment keeps us going to scale greater heights in the industry.

Words cannot express my appreciation and gratitude for our RCMA members. I take pride in all their immense contributions and that includes the management commitment. We have taken the effort to challenge the industry and have made significant and innovative improvements. That has made us raise the standards of renovation in Singapore and adhere to a much higher quality every year.

Our collaborations with grassroots organisations and CASE in the previous years have provided homeowners with invaluable renovation tips and knowledge. Likewise, with our participation in numerous HDB BTO roadshows and workshops, we have helped local homeowners enjoy the best renovation experience.

These key initiatives and efforts demonstrate our purpose to improve and strengthen our community of contractors, renovators and interior designers. All these would not be possible without the support and dedication of the RCMA committee members. I would like to specially thank our trusted acquaintances in other associations, agencies and ministries such as MND, HDB, BCA, CASE, SCCCI, e2i, ESG and Yellow Ribbon project. Without their strong support and confidence in RCMA, we would not have progressed this far.



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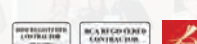
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ENTREPRENEUR AWARD



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PRO-ACCREDITATION





陈锦龙 博士

会长

新加坡装修同业商联会理事

俗话说，厄运不复，硬汉如故。

在这非常时期，我坚信新加坡装修同业商联会必定会齐心协力，一同战胜种种挑战。我们均是凭着对设计的强烈热忱，以及想壮大装修行业的使命感，而自愿加入此商会。我们在过去的数年中也确实实现了许多目标，而我们对装修行业的专注更是让我们继续在此行业里发光发热。

言语无法表达我对我们旗下会员们的感激。他们付出的所有重大贡献，都令我深感自豪；这其中就包括了他们对管理方面所做出的各种承诺。我们努力挑战此行业，并适时做出重要且创新的改进。故此，我们不但能有效地提升本地的装修水平，还能每年坚守更高的质量标准。

除此之外，我们最引以为豪的成就之一，还包括我们与消费者协会携手推出的保证标志计划 (CaseTrust)。通过这项计划，我们将为屋

主投保，让他们可以在装修业者违约时索回100%的订金。新加坡装修同业商联会致力为民众在房屋装修方面提供更多保障，而这就是我们杰出贡献的一个良好例子。

过去几年，我们与基层组织和消费者协会紧密合作，旨在为屋主提供宝贵的装修贴士和信息。与此同时，我们也积极参与众多预购组屋路演和研讨会，尽全力为本地屋主打造最佳的装修体验。

这些主要活动和努力也显示我们旨在提升和壮大我们社区里的承包商、装修商和室内设计师的目的。当然，若没有新加坡装修同业商联会委员会成员们的支持和付出，这些都是不可能实现的。借此，我也要特别感谢我们在新加坡国家发展部、建屋发展局、建设局、e2i、ESG、消费者协会、新加坡中华总商会等协会、以及黄丝带计划、机构和政府部门的合作伙伴。若没有他们对商会的大力支持和信任，我们也无法取得今时今日的成就。



Ang Wei Neng

洪维能 议员

MEMBER OF PARLIAMENT (MP) FOR WEST COAST GRC

This year, I am glad that RCMA is further strengthening its efforts and initiatives to educate homeowners on the importance of choosing the right renovation partner. Their involvement in HDB BTO Roadshows helps to spread awareness on how to facilitate a smooth renovation experience for both first-time homeowners and design professionals alike.

RCMA has been working with CaseTrust over the years to accredit trust worthy renovation contractors so as to offer more assurance to Singaporeans on their home renovations. More importantly, RCMA takes upon themselves to educate homeowners about fair and ethical renovation practices. When needed, RCMA could also step in to advise, mediate and resolve any renovation problems and disputes between RCMA members and their clients in a

fair and objective manner. Through its efforts and intervention, RCMA will like to drive the renovation industry to be more transparent for the benefits of all Singaporeans.

This fourth edition of the RCMA guidebook not only marks how far RCMA has progressed, it is also a testament of how well it has been received by homeowners when they renovate their homes. The guidebook aims to provide updated essential and comprehensive renovation tips for the year ahead despite of COVID-19. We also welcome feedback from all stakeholders so that we can continue to improve the contents of the guidebook.

I will like to congratulate the efforts of RCMA and I look forward to more exciting developments in the coming years.



Mary Mark
麦凤仪 总务

HON. SECRETARY
RCMA MANAGEMENT COMMITTEE

RCMA continues to make remarkable strides into 2021, as well as for its members and the renovation industry. Though we are experiencing a challenging year ahead, I believe we can each do our part to be on top of the situation. I am confident that our efforts to stay united will get us through these trying days.

Speaking of taking on a united front, we hope to extend this cohesive support to local homeowners too. Since renovating a home requires much planning and funding, making the homeowners feel at ease with such a major investment is our responsibility. This can be seen in our efforts to educate and inform homeowners on the importance in engaging the right interior designer or contractor. By conducting multiple talks and roadshows to guide homeowners, we educate them on essential renovation topics such as quotation breakdown and how to better manage expectations for budgets and timelines. This will lead them towards choosing the right renovation partner ultimately to meet all their renovation needs.

In the coming year, we are also looking forward towards polishing the skills of our own members by fostering lifelong learning and upgrading endeavours amongst them. This will lead to a greater sense of community within the RCMA members.

Let us embrace the future with confidence and bright aspirations, so that we will emerge stronger than ever.

新加坡装修同业商联会继续在2021年为会员们及装修行业取得重大进展。虽然今年充满了各种挑战,但我相信我们绝对能凭着自己的能力成功地掌握形势。我深信,只要我们齐心协力,我们定能一起度过这些艰难的日子。

我们也希望将这份团结一心的强大支援延伸给屋主们。装修房屋需要大量的计划和资金,而我们有责任帮助屋主放心地进行此巨额投资。故此,我们希望借助教育屋主选择适当的室内设计师和承包商的重要性,协助他们做出明智的选择。我们为屋主们举办了多个讲座和路演,给予他们有关装修课题的各种必要资讯,例如报价数额的分类细目,以及如何更好地管理他们对预算和时间表的期望。这些信息最终将引导他们选择最合适的装修伙伴,来满足他们所有的装修需求。

展望不久的将来,我们期待培养会员们对终身学习和提升技能的意愿,让他们能在各自的领域中更上一层楼。这将有助于提高会员们之间的社区意识。

且让我们以满怀的信心和璀璨的理想迎接未来,让自己变得更强大。

Carlson Tan

陈春华 财政

TREASURER
RCMA MANAGEMENT COMMITTEE



With the tough economic climate to beat this year, the renovation industry is facing one of its biggest challenges to date. As we are bracing ourselves to overcome this crisis, I believe RCMA will face all our challenges bravely as we stand together as one.

Strength comes in numbers and with every RCMA member lending support to each other; we will get through this volatile economy of changes and uncertainty.

This confidence comes from our RCMA members making the effort to upgrade and improve their skills by taking up courses relevant to their trade. With that, they are always presenting the best standards and that comes from improving every aspect of their services.

As a non-profit organisation, our committee members are all volunteers who are driven by passion and dedication. They are committed to serve our community with excellence and that makes all the difference in changing the industry for the better.

We look forward to taking on bigger challenges in the coming years and playing an active role once the economy regains its stability.

在今年艰难的经济形势下, 装修业正面临着迄今为止最大的挑战。我深信在我们做好准备应对此危机的当儿, 新加坡装修同业商联会将与大家一同并肩作战、越挫越勇。

俗话说, 人多力量大众志成城。在每位会员的相互支持下, 我们定能一一克服此金融动荡所带来的种种变化和未知数。

这份信心源自我们的会员; 他们不断通过各种途径来自我提升, 并且积极参与和他们的工作相关的课程来提升技能。故此, 他们能更有效地改善其服务标准, 为顾客提供最佳的服务。

作为一个非营利组织, 我们的理事会员均是志愿者。然而, 他们却凭借着满怀的热忱和奉献精神, 致力于为我们的社区提供卓越的服务。这无疑是促使该行业变得更美好的主要关键。

我们期待携手应对未来的更大挑战, 并在经济恢复稳定后, 继续扮演其积极角色。



Jason Ng

PRESIDENT
SINGAPORE FURNITURE ASSOCIATION

My sincere congratulations to RCMA on the publication of the latest Singapore Renovation Guidebook.

Singapore Furniture Association (SFA) and Singapore Renovation Contractors and Material Suppliers Association (RCMA) have enjoyed close collaborations and mutually benefited from the joint efforts for the common interest and benefit of our members.

There is strong interest coming from members and the general public, as well as demand for this guidebook. It features solid editorial content and beautiful photography across a broad spectrum of interesting topics

covering home ownership, interior decoration and renovation tips from designers and industry practitioners for proud homeowners.

The CaseTrust RCMA Joint Accreditation Scheme provides consumers with a high level of confidence in the renovation trade. It is our objective that Singapore Furniture Association together with our other entities, The Furniture Mall Pte Ltd and Asia Pacific Furniture Fair Pte Ltd in concert with RCMA will continue to develop new initiatives and programs in line with the government's industry transformation roadmap, and raise the standards of furniture retailing and home renovations.

Mark Yong

PRESIDENT
SINGAPORE FURNITURE INDUSTRIES COUNCIL



The Renovation Contractors and Material Suppliers Association (or RCMA) has once again done a commendable job in putting together a comprehensive list of trusted suppliers in the latest edition of its Singapore Renovation Guide.

With ever-changing trends and new products entering the market, an all-in-one directory saves precious time for the consumers in their sourcing needs and is no doubt a handy resource for homeowners looking to spruce up their living spaces.

For new homeowners especially, the guide is a good starting point before embarking on a home renovation project. With the assurance of the CaseTrust-RCMA Joint Accreditation Scheme, homeowners will have more confidence in their selection of vendors.

RCMA is a valued partner in realising our council's vision of building an Asian hub of customer-centric lifestyle solutions and I look forward to fruitful collaborations in the near future.

新加坡裝修同業商聯會
出版常年特輯志慶

思逸神超
心平氣和

新加坡建築材料商公會

會長黃世榮 敬賀



A calligraphy written by

Mr Ng SOY NG,

President of Singapore Building Materials Suppliers' Association

Roland Ng

PRESIDENT
SINGAPORE CHINESE CHAMBER OF COMMERCE & INDUSTRY



Singapore is one of the countries with the highest rate of home ownership in the world, with more than 90% of the population owning their own houses. With high expectations to create a warm and comfortable living space, there is equally high demand for furniture and interior design services in the local market.

In its fourth edition, The Singapore Renovation Guidebook published by the Singapore Renovation Contractors and Materials Suppliers Association (RCMA) continues to be one of the key renovation resources for local homeowners.

The COVID-19 pandemic has significantly affected the business landscape. There is a greater urgency for many traditional sectors of our economy to transform, innovate and digitize in order to stay relevant and thrive in the new economy, including RCMA members. Throughout this year, the Singapore Chinese Chamber of Commerce & Industry (SCCCI) has partnered with the government to help Chamber's trade association members address their business challenges and facilitating their industry development initiatives. We remain committed to help our members in view that the business environment is expected to remain difficult in the near term.

Following a challenging year impacted by COVID-19, the successful publication of this book demonstrated RCMA's commitment to its members and the industry. The book served as an effective channel for accredited member businesses to showcase their range of products and services to its target audience, thereby expanding their contacts and generating new business opportunities.

On behalf of SCCCI, I would like to congratulate RCMA for the successful publication of its newest edition of the Singapore Renovation Guidebook and to embark on brighter prospects and prosperous endeavours in the coming year!

新加坡是世界上拥屋率最高的国家之一。超过90%的国人拥有房子，而购房者的最大心愿是打造温馨舒适的家。因此，家具用品、室内设计和装修服务的市场需求向来居高。

新加坡装修同业商联会出版的第四期《RCMA Singapore Renovation Guidebook》装修指南年刊，依然是本地屋主提升家居品质的重要参考资料。

冠病疫情对商业环境带来巨大冲击。借助数码化创新转型也成为许多传统行业的当务之急，以便在新经济时代生存和壮大，新加坡装修同业商联会的会员也不例外。这一年来，总商会积极与政府保持协作，向政府反映各行业面对的挑战，协助解决行业问题，并推动行业发展项目。虽然短期商业前景仍不明朗，但总商会将竭力支持各行业共度难关。

在疫情的挑战下，装修指南的成功出版反映着新加坡装修同业商联会对会员及行业的尽责守护——为会员商家提供有效平台，以向广大消费者及屋主展示与装修相关的一系列最新商品和服务。

我谨代表新加坡中华总商会热烈恭贺新加坡装修同业商联会《RCMA Singapore Renovation Guidebook》装修指南的成功出版，也衷心祝愿贵会前程似锦、会务兴隆！



Yeo Wan Ling

DIRECTOR – NTUC
U SMALL & MEDIUM ENTERPRISES
WOMEN AND FAMILY

Congratulations to Singapore Renovation Contractors and Material Suppliers Association (RCMA) on the publication of its RCMA Renovation Guidebook. The renovation guidebook exemplifies RCMA's efforts to add value to the industry and the consumers, and serves as a useful reference for homeowners and businesses.

In partnerships with NTUC U SME and various government agencies, RCMA strives to improve the industry standards towards providing better products and services as well as training its workforce.

We look forward to further collaborations with RCMA to support industry transformation and to upgrade the workforce through structured training programmes for redesigned jobs in the industry.

Lim Ah Bah

林亚峇 顾问

ADVISER
RCMA MANAGEMENT COMMITTEE



Since our inception 40 years ago, I am proud to witness the members of the Singapore Renovation Contractors and Materials Suppliers Association (RCMA) taking great strides in the renovation industry. There have been significant improvements in their operations where they have expanded from a tiny start-up to a full-fledged shop outfit with showrooms. And with the Housing and Development Board (HDB) established in the sixties, the introduction of housing protocol and regulations has also led us to endorse HDB registered contractors.

Our main involvement details a three-pronged approach between government boards, renovation providers and homeowners. The Association's role is to assemble an outstanding group of renovation providers as RCMA members. We engage various government boards like HDB, BCA and Urban Development Authority (URA) in dialogue sessions with our members to set proper guidelines. On the homeowners' front, we educate them on the transparency of renovation budgets and offer assurance in quality workmanship and renovation services. Through our divine intervention over the years, the relations between the three parties have improved considerably.

The renovation scene is no longer dominated by veterans as I have seen young blood joining this industry. In fact, we have more than 2,300 licensed contractors and there has been an exponential growth in the numbers since last year. It shows that more young professionals aspire to enter this line and also, the promising potential in the market.

As we continue to thrive, I look forward to embrace new opportunities to further uphold the reputation of our members and the industry on an international scale.

自我们在40年前成立新加坡装修同业商联会至今,我见证了我们的成员在装修业中所取得的各种成就与进展,并为此深感自豪。他们的运营方式也有了显着的改善,从最初的一家小型公司扩展至拥有陈列室的完善店面。此外,随着建屋发展局于60年代成立之后,政府陆续推出了一系列房屋协议和法规,促使我们极力推荐那些受建屋局认证的承包商。

我们旨在维系与稳固政府机构、装修供应商和屋主这三方之间的合作关系,并且致力招募杰出的装修供应商成为我们的会员。我们不但和会员们一起积极地与建屋局、建设局和市区重建局等政府机构进行对话,制定适当的装修方针,也为屋主们提供透明、详细的装修预算案,以及优质的装修工艺和服务。在我们多年的辛勤经营下,这三方之间的合作关系已有了显著的改善。

其次,我也深感欣慰能看到不少年轻一辈加入装修业。目前领有准证的装修商约2,300名,数量自去年开始呈指数增长。这意味着有越来越多的年轻专业人士渴望进入这个领域,而且其市场潜力巨大。

随着我们的蓬勃发展,我期待我们能迎接新机遇,进一步宣扬我们的会员和行业的声誉。



MANAGEMENT COMMITTEE 2020-2022 新加坡装修同业商联会理事2020-2022



Top Row from Left:

Committee Members: **Mr Gary Wee** (One Design Werkz Pte Ltd), **Mr John Foo** (Rezt & Relax Interior), **Mr Andy Tan** (Unimax Creative Pte Ltd), **Mr James Lee** (MJS Interior Pte Ltd), **Mr Henry Yeo** (In2space Interior Pte Ltd)

Middle Row from Left:

Committee Member: **Mr Marcus Ng** (Lian Hin Pte Ltd), Asst. Secretary: **Mr Russell Chin** (Inspire ID Group Pte Ltd), Asst. Secretary: **Mr Patrick Puah** (Lian Seng Hin Trading Co Pte Ltd), Committee Member: **Ms Candy Ng** (The Interior Place Pte Ltd), Committee Member: **Mr Kaden Choa** (Excel Hardware Pte Ltd), Asst. Secretary: **Mr Michael Ong** (The Two Big Guys LLP)

Bottom Row from Left:

Asst. Treasurer: **Mr Randy Tan** (Image Creative Design Pte Ltd), Vice President: **Mr Kelvin Lim** (Vegas Interior Design Pte Ltd), President: **Dr Sky Tan** (Sky Creation Design Pte Ltd), Hon. Secretary: **Mdm Mary Mark** (Wing Khiong Renovation & Trading), Vice President: **Mr Dean Lim** (Ciseern by Designer Furnishings Pte Ltd), Treasurer: **Mr Carlson Tan** (Add Space Design Pte Ltd)

RCMA COMMITTEE MEMBERS

全体理事



President
Dr Sky Tan
Sky Creation
Design Pte Ltd



Vice President
Mr Dean Lim
Ciseern by Designer
Furnishings Pte Ltd



Vice President
Mr Kelvin Lim
Vegas Interior
Design Pte Ltd



Treasurer
Mr Carlson Tan
Add Space Design
Pte Ltd



Asst. Treasurer
Mr Randy Tan
Image Creative
Design Pte Ltd



Hon. Secretary
Mdm Mary Mark
Wing Khiong
Renovation & Trading



Asst. Secretary
Mr Michael Ong
The Two Big
Guys LLP



Asst. Secretary
Mr Patrick Puah
Lian Seng Hin
Trading Co Pte Ltd



Asst. Secretary
Mr Russell Chin
Inspire ID Group
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Committee Member
Mr Andy Tan
Unimax Creative
Pte Ltd



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Ms Candy Ng
The Interior Place
Pte Ltd



Committee Member
Mr Gary Wee
One Design Werkz
Pte Ltd



Committee Member
Mr Henry Yeo
In2space Interior
Pte Ltd



Committee Member
Mr James Lee
MJS Interior
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Committee Member
Mr John Foo
Rezt & Relax
Interior



Committee Member
Mr Kaden Choa
Excel Hardware
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Committee Member
Mr Marcus Ng
Lian Hin Pte Ltd

RCMA ADVISORS 会务顾问



MP Advisor
Mr Ang Wei Neng
(Member of Parliament
for West Coast GRC)



Legal Advisor
Mr Raymond Lye
(BBM)



Associate Advisor
Mr Lim Ah Bah



Associate Advisor
**Dato' Sri
Ang Chee Guan**
(PBM)



Associate Advisor
Mr Tan Boon Sang



Associate Advisor
Mr Chua Chwee Cheok



Associate Advisor
Mr Wong Sang



Associate Advisor
Mr Richard Koh
(PBM)



Associate Advisor
Mr Tan Chim Hoon



Associate Advisor
Mr Lim Long Huat

RCMA Activities -2019-2021

新加坡装修同业商联会活动-2019年-2021年

Another momentous year for our RCMA committee members; even as we stepped into the unprecedented times of COVID-19 in 2020. While we marked 2019 with BTO roadshows and celebratory dinners, we made the best of 2020 with ZOOM sessions to continue to offer our strong expertise in supporting the renovation industry.

2020年新型冠状病毒于全球肆虐危机四处,但今年对新加坡装修同业商联会的会员们而言,仍是非常充实的。我们在2019年举办了多项预购组屋路演和庆功晚宴,并于2020年,通过ZOOM视讯继续为民众提供我们的专业知识,展现了本地的装修行业。



SFIC
Institute 10th
Anniversary
Launch
新加坡家具工业
理事会十周年庆

RCMA was invited to join the SFIC Institute 10th Anniversary Launch event, which was followed by their Dinner-&-Dance 2019. The Guest-of-Honour was Ms Sim Ann, Senior Minister of State, Ministry of Communications and Information & Ministry of National Development.



新加坡装修同业商联会受邀出席新加坡家具工业理事会的十周年庆典兼2019年庆祝晚宴。国家发展部兼通讯及新闻部高级政务部长沈颖女士是当晚的特别嘉宾。

**BTO
Roadshows
& Talks
路演与讲座**



We raised our profile significantly in 2019 by conducting BTO roadshows almost every month. We are proud to have these collaborations with Housing Development Board and People's Association to offer well-informed renovation choices to homeowners everywhere.

我们在2019年几乎每月都会举办预购组屋路演，借此大大提升我们的形象与声誉。我们很荣幸能与建屋发展局和人民协会合作主办这些活动，进而帮助众多屋主做出明智的装修选择。



**RCMA BTO
Renovation Fair
新加坡装修同业
商联会预购组屋
装修展**



Held on 27th October 2019 at Ang Mo Kio Grassroots Club, we had a productive 'Meet & Greet' session. Many homeowners turned up for our informative consultation sessions on renovations.

我们于2019年10月27日在宏茂桥基层俱乐部举行了一场富有成效的“见面会”，迎来许多屋主参与了我们的当天有关装修主题的咨询会议。





Real words,
feelings
TRUE CRAFTSMANSHIP



Jack Neo
BRAND AMBRASSADOR
FOR EIGHT DESIGN

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”

“They are really very **professional, patient** and **meticulous**. So for anyone considering renovating your whole entire house, you know who to look for!”

胡佳琪 Jayley Woo | Mediacorp Artist

“

will definitely Recommend Eight Design!”

“A heartfelt thanks to Eight Design who had shown **great professionalism** ... Besides being responsive to all our requests, all tiny details were fine-tuned and did their best to fulfill the perfectionism in us.

Mary Goh | via Facebook 

“

“We are so glad we made the **absolute right choice**. They were very **patient** and **great support** from start to finish. Their ideas and creativity is **brilliant**... All the work finished **within** the **timelines** given, some even sooner. We couldn't have found anyone better.”

Alvin Crasta | via Facebook 

“

...a **benchmark** for all. As new home owners, we were really fickle minded in our choices and we **greatly appreciate** the guidance ... provided with regards to the design and selection of materials.”

Samuel & Ariel | via Facebook 

✉ email us at:

sales@eightdesign.com.sg



Payar Lebar Showroom
140 Payar Lebar Road,
#01-04 AZ @Paya Lebar,
Singapore 409015

Boon Lay Showroom
20 Boon Lay Way,
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Factory (Singapore)
280 Woodlands Industrial Park E5,
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SME Digital
LEAP Awards
Dinner
中小企业“数码化
飞跃” (Digital
LEAP) 颁奖
晚宴



We were one of the proud attendees of the SME Digital LEAP Awards dinner organised by UOB and NTUC USME. This event recognises SMES that have made successful efforts in digitalising their businesses.

我们深感荣幸能成为由大华银行和职总旗下中小企业协作平台联办的中小企业“数码化飞跃”颁奖晚宴上的其中一名参与者。此活动旨在表扬那些成功将业务数码化的中小企业。

2019 marked the 50th anniversary of our Labour Movement since the 1969 Modernisation Seminar. Held on 1st May 2019, the May Day Rally commemorates this persevering progress and we were pleased to witness this significant event as an important partner of the labour movement.

2019年是职总自1969年主办现代化研讨会 (Modernisation Seminar) 之后的第50个年头, 也是我们劳工运动成立的50周年。劳动节群众大会于2019年5月1日举行, 纪念此创举的巨大进步。我们很欣慰能作为劳工运动的重要合作伙伴来见证此重要活动。

NTUC May Day
Rally 2019
2019年职总劳动
节群众大会





Mid-Autumn
Celebration
中秋庆典

Celebrating the mid-autumn festival as one big family, this yearly affair with our members was held at the RCMA Trade Association Hub Office on 11th September 2019.

2019年9月11日，我们与众多会员在新加坡装修同业商联合会位于商团中心的办公室一同欢庆中秋佳节。



MND Huddle
2019
2019年国家
发展部年度
晚宴 (MND
Huddle)

Organised by the Ministry of National Development, this annual dinner held on 11th October 2019 was hosted by the previous Minister of National Development, Mr Lawrence Wong. It acknowledged the dedicated service and contributions of valued partners and volunteers to MND's work. We were honoured to be part of this prestigious evening event of entertainment and networking at Fort Canning Park.

由国家发展部主办的这场年度晚宴于2019年10月11日举行, 并由前国家发展部部长黄循财先生主持。此活动旨在感谢各位合作伙伴和志愿者对国家发展部所做出的贡献。我们很荣幸受邀出席这场在福康宁公园举行的盛大晚宴, 并有机会与众多社会名流交流。



**Singapore Building
Materials Supplier's
Association 90th
Anniversary Gala
Dinner**
新加坡建筑材料
商公会成立90周年
晚宴

Held on 1st November 2019 at Shangri-La Hotel, we are honoured to be invited to SBMSA's 90th Anniversary Gala Dinner.

我们很荣幸受邀出席新加坡建筑材料商公会于2019年11月1日在香格里拉酒店举办的90周年庆典晚宴。





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RCMA CNY
Celebration &
Inauguration
Ceremony 2020
2020年新加坡装
修同业商联会农历
新年与理事会就
职晚宴

On 10th January 2020, we welcomed the lunar new year with a bang at the Jubilee Garden Restaurant with our committee members and guest of honour Mr Ang Mong Seng.

2020年1月10日，我们在欢喜楼举办了一场隆重晚宴，与商会会员和当晚的荣誉嘉宾洪茂诚先生一同欢庆农历新年。



RCMA Academy
Soft Launch
新加坡装修同业
商联会学院

5th February 2021 was a momentous occasion for RCMA as we held a soft launch ceremony for the RCMA Academy at the Trade Hub Association. This unique academy was established to provide highly relevant and

affordable courses for the interior renovation industry. Our soft launch ceremony was also attended by two guests-of-honours, Mr Tan Kiat How, Minister of State, Prime Minister's Office & Ministry of National Development, and Mr Ang Wei Neng, Member of Parliament of West Coast GRC.

2021年2月5日对新加坡装修同业商联会而言意义重大。我们于当日在商团中心为新加坡装修同业商联会学院举办了一场非正式的开幕仪式。此特殊学院的成立旨在为室内装修行业提供实用性高且实惠的课程。当天出席的特别嘉宾有新加坡总理公署兼国家发展部政务部长陈杰豪先生和西海岸集选区议员洪维能先生。



Our Publications: Past & Present

我们的出版物：过去和现在

Starting from our 20th Anniversary Commemorative Issue published back in 2000, RCMA went on to publish four more editions of our Renovation Guidebooks. Here's a look at all our committee members and advisors through the years.

从我们的二十周年纪念特刊开始,新加坡装修同业商会又接续出版了四本新加坡装修指南的版本。回忆过去和现在我们所有理事会员和顾问。

20th Anniversary
Commemorative
Issue
二十周年纪念特刊



Renovation
Guidebook 2016
(First Edition)
新加坡装修指南
2016(首本)



Renovation
Guidebook
2017/2018
(Second Edition)
新加坡装修指南
2017/2018
(第二本)



Renovation
Guidebook
2018/2019
(Third Edition)
新加坡装修指南
2018/2019
(第三本)



Renovation
Guidebook
2021/2022
(Latest Edition)
新加坡装修指南
2021/2022
(最新)



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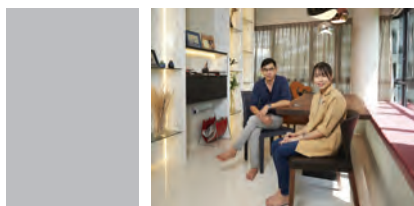




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MEDIA SHOWCASE

新加坡装修同业商联会媒体活动

The emergence of the coronavirus has taken a toll on many industries, and the renovation industry is no exception. Many RCMA members have been interviewed by the media to give their take on the challenges faced by the renovation industry during this epidemic. Here are their media features:

新型冠状病毒的出现无疑导致许多行业蒙受巨大损失，装修行业自然也难免。对此，不少新加坡装修同业商联会的成员接受了媒体的采访，讲述这场疫情对装修行业所带来的种种挑战。以下便是他们的采访纪要：



RCMA's Support & Appreciation for Frontline Staff led by SCCCI 新加坡装修同业商联会对前线医护人员的支持与表扬

The Straits Times & Lianhe Zaobao / Published 18th February 2020

《海峡时报》和《联合早报》/ 刊登于2020年2月18日

To boost the morale of our frontline staff fighting the COVID-19 war, RCMA wanted to show their appreciation and encouragement with this public gesture.

为了给在医疗前线英勇奋战的医护人员打气，新加坡装修同业商联会特意以此方式公开表达我们对他们的感谢，同时给予他们鼓励。



**“Renovation contractors face shortage in manpower, material supplies, renovation delays and price hikes”
装修承包商面临劳工和物力短缺、装修工程进度延迟及成本价上扬的问题**

Channel 8, News 8 at One / Aired on 25th May 2020
8频道《1点新闻》/ 于2020年5月25日播出

Though the restrictions of the circuit breaker will gradually be relaxed from next month onwards, RCMA expects long delays in renovations due to shortage of labour. Cost in materials is also expected to rise.

RCMA pointed out that with material supplies mostly imported from China and other countries; it's difficult to determine whether there will be a shortage of supplies. Safe distancing measures in the renovation site are also expected to push up the cost of the renovation.

尽管阻断措施自下个月起会逐步放宽,新加坡装修同业商联会仍预计装修工程的进度会因劳工短缺而有所迟延。此外,装修材料的成本预料也将上涨。

商会也指出,由于装修材料主要从中国等其他国家进口,因此难以断定在材料供应方面是否会出现短缺。而工作场所的安全距离措施,预料也将推高装修费。

RCMA Assistant Secretary, Mr Michael Ong said: “Renovation companies must now factor in additional epidemic prevention measures and manpower shortage. That leads to an increase in labour costs which will have to be passed on to the homeowners.”

新加坡装修同业商联会助理秘书长王振宁表示:“装修公司如今必须将额外的防疫措施和人手削减计算在内。人力成本肯定会增加,而这些都会转嫁给产业业主。”



“Renovations to resume next week, but homeowners are encouraged to inspect reno progress through video”
装修工程下周逐步恢复,但鼓励屋主通过视频视察工程进度

Channel 8, Hello Singapore / Aired on 27th May 2020
8频道《狮城有约》/ 于2020年5月27日播出

In this TV news feature, RCMA pointed that due to the circuit breaker, a total of 2,200 renovation projects commissioned by more than 200 of its committee members was suspended. These projects could resume work next week but RCMA urged homeowners to take alternative measures in inspecting the renovation sites.

新加坡装修同业商联会在此电视新闻报道中指出, 介于阻断措施的施行, 200多名会员中, 共有2200个装修项目在早前被迫中断。这些工程可在下周复工, 但商会仍鼓励屋主们通过视频来视察工程进度。



RCMA Advisor Mr Lim Ah Bah said: “The homeowner should minimise contact at the renovation site and monitor the renovation progress through video footage and pictures taken by the interior designer or contractor instead.”

新加坡装修同业商联会会顾问林亚峇说: “屋主尽量少去工地看工程, 谁帮他看呢, 由公司的看工帮忙, 做到哪个程序用手机拍给屋主看。”



RCMA committee member Mr Kenneth Tay said: “We may reduce the number of people on the renovation site. Each site will also have its own SafeEntry system to support contact tracing. And of course, everyone on site has to wear a mask.”

新加坡装修同业商联会会员郑万顺透露: “可能会减低在工地的人数, 也有打算每个工地都会有自己的SafeEntry, 每个人进去先记录, 如果发生什么事情我们要找回非常方便。当然,



RCMA Assistant Secretary Mr Russell Chin faced manpower shortage caused by travel restrictions. Most of his workers are sub-contractors from Malaysia whom are unable to enter Singapore and therefore, the project will take longer to complete. He said: “With our sub-contractors and carpenters stuck in Malaysia, it’s difficult for us to apply permits for them to return in an expedited time. We can only use workers in Singapore for now.”

新加坡装修同业商联会助理秘书陈顺发也表示自己正面临新马入境限制所导致的劳工短缺。由于他的装修员工大部分是由分包商聘请的马来西亚人, 所以停工期间他们已回国。但他们现在无法进入新加坡, 因此工程预计会花费更长的时间完工。他说: “尤其是瓦工和木匠, 短时间要申请让他们回来是有点困难, 现在只能动用所有在新加坡的工人进行装修。”



“Coronavirus: Companies are short of manpower”
冠状病毒：公司人手不足

The Straits Times / Published 31st May 2020
《海峡时报》/ 刊登于2020年5月31

During the nation's circuit breaker which lasted almost eight weeks, all renovations came to standstill. On June 2nd 2020, with the circuit breaker lifted, renovations were then allowed to resume but it came with a caveat. The Straits Times reported that many renovation firms did not have sufficient manpower to complete the renovations—as many of their workers remained stuck in Malaysia.

With movements in the flow of people between Malaysia and Singapore restricted in bid to control the outbreak, this caused the shortage of manpower in the local renovation scene. In this news article, President of RCMA Dr Sky Tan said that “About 80 per cent of workers in the renovation trade, for instance, are Malaysians”, and “Most of them are now in Malaysia.”

More importantly, this labour shortage resulted in an imminent delay for renovations – as renovation contractors needed to comply with the safety criteria as well. Dr Sky Tan also addressed this in the article and said: “We can't start work immediately.”

所有的装修工程在新加坡政府施行为期近八周的阻断措施期间，均被迫暂停。随着阻断措施于2020年6月2日结束，装修工程也获准复工。尽管如此，《海峡时报》报道，许多装修公司因大部分工人还在马来西亚的缘故，正面临劳工短缺的问题，因此无法如期完成工程。

为了控制疫情而施行的新马入境限制，无疑导致当地装修行业人手短缺。新加坡装修同业商联会长陈锦龙博士在这篇新闻中说道：“装修行业中约有80%的工人是马来西亚人。目前，他们大多数仍留在马来西亚。”

更重要的是，装修承包商还需遵守各项安全措施，而此劳力短缺绝对会影响装修工程的进度。陈锦龙博士在此报道中也提到：“我们不可能立即开工。”



“Complicated application procedures and manpower shortage make it difficult for renovation works to resume”
复杂的申请程序和人手短缺，使装修工程难以恢复

Lianhe Zaobao / Published 2nd June 2020
《联合早报》/ 刊登于2020年6月2日

Many renovation contractors are facing challenges with the online application process of BCA to resume renovation works. Some revealed that it took them a day to complete the application and yet, it was still rejected by the authorities. Other than this requirement, their employees must participate in epidemic prevention training courses, but the scheduled class dates are of different timings, and that makes it difficult for them to resume work.

由于建设局的网上申请程序相当复杂，使许多装修承包商再次受挫。一部分承包商还透露，他们花了一天的时间才能完成申请，但仍被当局拒绝。除了需要申请复工批准之外，员工也须参加防疫培训课程，但他们被安排的上课日期都不相同，导致他们难以复工。

“Renovation projects are allowed to resume. Renovation contractors must take adequate epidemic prevention measures, but they still face delays”
装修工程获准复工；装修承包商须采取适当的防疫措施，但工程仍被延迟

Channel 8 Hello Singapore / Aired on 3rd June 2020
8频道《狮城有约》/ 于2020年6月3日播出

Renovation contractors have to submit applications from BCA for their previously suspended projects to resume work. They have to also meet the safety requirements necessary for their projects to resume safely.

装修承包商除了需要向建设局提交申请之外，还必须施行适当的防疫和安全措施才能获准复工。

RCMA Assistant Secretary Mr Michael Ong said: “BCA has approved our online application to resume work within two days of application. We managed to have all 12 of our suspended home renovation projects restart work.”

新加坡装修同业商联会助理秘书长王振宁说：“我们已经把这些资料上载去建设局网站申请复工，建设局也在两天后回复我们，说我们的工程、施工地点都被批准恢复。”



“Singapore and Malaysia discuss cross-border travel, gets support from employers” 新马商议跨境出入，获员工雇主支持

Channel 8, Hello Singapore / Aired on 9th June 2020
8频道《狮城有约》/ 于2020年6月9日播出

With Singapore cooperating with Malaysia to resume cross-border travel, both countries are trying to resolve the travel needs of its residents. Employers interviewed said that re-opening the border not only solves the shortage of manpower, it also saves the cost of providing temporary housing for Malaysian employees.

新加坡与马来西亚合作，共同处理两国人员的跨境出入需求。受访雇主表示，这不仅能解决人手短缺问题，还能省下为马国员工提供临时住所的费用。

RCMA Committee Member Mr James Lee said:
“This reduces our financial burden of providing accommodation for our Malaysian employees. We are also short of carpenters and other sub-contractors for hacking and ceiling works. With the resumption of the cross-border travel, we can also take up new renovation jobs.”

新加坡装修同业商联会会员李得至说：“这能减轻我们的负担，因为我们现在需要交租金让他们居住。我们也是缺少那些木工，还有一些是敲工，有一些是做天花板的；新的工地我们可以开、可以做。”



“BCA-RCMA Restart Clinic on Good Practices on Restart Applications” 建设局-新加坡装修同业商联会“复工询问处” (Restart Clinic) 之申请复工的良好实践

Zoom Collaboration / 3rd July
Zoom视讯协作 / 2020年7月3日

RCMA was invited by BCA to co-host their webinar clinic which focused on “Good Practices on Restart Applications”. In this Zoom session, **President of RCMA Dr Sky Tan** was one of the Webinar chairpersons, along with **RCMA committee members Mr Michael Ong, Mr Andy Tan, Mr Wilson Teh and Ms Mary Mark**. Together with the BCA team, these RCMA members were on the panel for the Q&A session.

新加坡装修同业商联会受邀与建设局携手主办一场网络研讨会，主要谈论“申请复工的良好实践”。新加坡装修同业商联会会长陈锦龙博士是本次网络研讨会的主席之一，而其他参与此Zoom视讯会议的商会成员还包括新加坡装修同业商联会助理秘书长王振宁、Andy Tan、Wilson Teh，以及总务麦凤仪女士。这些商会会员也连同建设局的团队一起参与了问答环节。

TIME	PROGRAMME
4.00pm	Introduction by Emcee and Welcome Remarks by Webinar Chairpersons
4.05pm	Sharing by BCA on: • Good Practices on Restart Application and Requirements by Mr Chee Yao Hui, Senior Engineer, Engineering and Technology Department, BCA • Top Queries from the Renovation Sub-sector by Mr Lee Jie Hao, Executive Architect, Building Plan and Universal Design Department, BCA
4.30pm	Q & A Session
5.00pm	End of Session

Subscribe to BCA Telegram channel at <https://t.me/BCASingapore> to receive latest updates on Built Environment sector and COVID-19 Safe Restart.



“COVID-19’s impact on the construction industry caused a domino effect within related sectors such as the renovation industry”

新型冠状病毒对建筑业所造成的影响于相关行业(如装修行业)中引起了一连串连锁反应

CNA938 Radio Talk Show/ Aired on 11th August 2020

英文电台CNA938访谈节目/ 于2020年8月11日播出

Secretariat Representative of RCMA Ms Gena Thien addresses how the renovation industry has been affected by the shortage in manpower in this live radio talk show segment. She said: “Our industry is heavily dependent on foreign labour. Around 70 to 80 percent of our labour comes from Malaysia, Bangladesh and China. With the borders still under lockdown, we are facing a shortage especially in skilled labour. We might have customers, but we are unable to deliver.”

She added: “As renovators, we try to follow the agreed rate of the renovation package signed before the COVID-19 period. In terms of absorbing the additional costs incurred by the epidemic, it really depends on the company and customer. For instance, if the extra cost is low like only five percent, I’m sure that can be absorbed by the company. However, if it’s 30 percent or more, we might have to share this burden with the customer.”

新加坡装修同业商联合会秘书代表张慧莹在此电台直播节目中提到,人手短缺对装修业的重大影响。她说:“我们的行业严重依赖外籍劳工。我们有大约70%至80%的劳动力来自马来西亚、孟加拉国和中国。由于各国边界仍处于封锁状态,我们正面临人手短缺的挑战,尤其是在熟练劳动力方面。我们或许会有生意,但却无法准时完工。”

她也补充说道:“作为装修商,我们尽量遵循我们与业主在疫情之前所签定的装修配套价格。谁应吸收因疫情而导致的额外费用,实际上需取决于公司和顾客。例如,如果超出预算的成本较低,只有5%,我相信公司可以单方面承担。但如果其成本已上扬至30%或更多,那我们很可能需要与顾客共同分担。”





Mr Desmond Lee
(then-Second
Minister
for National
Development)



Mr Ang Wei Neng
(RCMA Advisor)

BCA-RCMA DIALOGUE

新加坡建设局与新加坡装修同业商联会之交流会

ZOOM Session / 18th June 2020

Zoom视讯/2020年6月18日

Highlighting the struggles faced by the renovation industry during the COVID-19 pandemic in this ZOOM session, RCMA members engaged in a productive discussion with Mr Desmond Lee

(then-Second Minister for National Development) and Mr Zaqy Mohamad (then-Minister of State for National Development), together with the Building and Construction Authority (BCA). Through the one-hour-and-half dialogue, the committee made great strides in addressing the challenges, proposing viable solutions and making recommendations to support and boost the renovation industry even after this pandemic ends. The following matters were discussed:

新加坡装修同业商联会会员通过 ZOOM视讯方式与李智陞部长（前国家发展部第二部长）、Zaqy Mohamad 部长（前国家发展部国务部长）和新加坡建设局进行了一场富有成效的交流。会员们不但在为一个半小时的交流会中强调疫情对装修行业所带来的各种挑战，也提出了不少可行的解决方案，及有助支持和促进装修业发展的各项建议。

当天所讨论的事项如下：

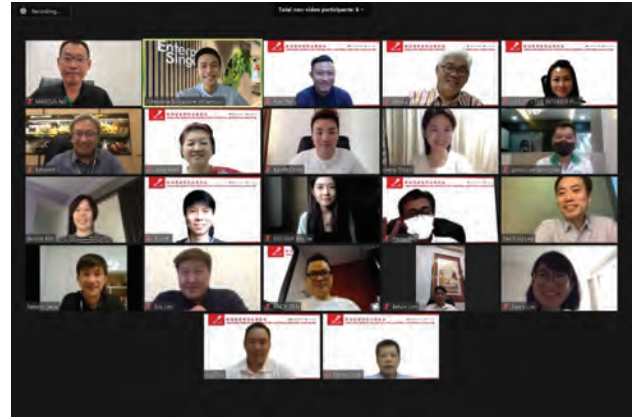
ISSUES RAISED BY RCMA 商会会员所提出的事项	SOLUTIONS 解决方案
Resumption of renovation works, and to resolve the confusion over the resumption of works at showrooms and offices for firms under SSIC 43301 装修工程能获准复工，并且解决那些有关注册于SSIC 43301工业类的装修公司旗下的陈列室和办公室的装修工程的复工疑问	Renovation firms registered under SSIC 43301 may resume renovation works with MTI/BCA's approval, depending on whether there are construction workers (work permit/S-pass holders) deployed to site. 那些注册于SSIC 43301工业类的装修公司也能在获得新加坡贸易和工业部/建设局批准的情况下复工；其具体条件将取决于它们是否有安排外籍建筑工人（工作准证/S准证持有者）到工地施工。
Financial support needed for SMEs with rejected loan scheme applications 为那些贷款申请被拒的中小企业提供资助	RCMA Advisor and then-Jurong GRC MP Mr Ang Wei Neng will work with ESG to carry out dialogue sessions to guide RCMA members on government grants such as the SME Digitalisation grants. 商会顾问兼前裕廊集选区议员洪维能可与新加坡企业发展局合作主办多个交流会，以协助会员熟悉政府的各项补助计划，例如中小企业数码化补助计划。
Digitalisation of renovation industry 装修行业数码化	RCMA will work with the IMDA Go Digital team to share on the SMEs Go Digital programme, including the Productivity Solutions Grant. 商会可与资讯通信媒体发展局的数码化（Go Digital）团队合作，分享中小企业数码化计划，以及生产力提升计划。
Raising professionalism and the skill levels of the renovation industry 提升装修行业的专业度和技能水平	Sharing Skills Framework template with RCMA for their development of career progression pathways and skills. 与商会会员分享技能框架模板，以发展他们的职业路线和技能。
Hiring of locals 聘请本地人才	Introducing renovation-related courses to schools in a bid to boost the local talent pool. Working with ITEs on such a skills framework will, in turn, produce a larger local workforce to support the renovation industry. 学府可提供与装修有关的课程，借此强大大地的人才库。例如，政府可与工艺教育学院合作建立类似的技能框架，进而培育更多本地人才加入装修行业。

**‘KOPI CHAT’ session with Enterprise Singapore
与新加坡企业发展局合作的“咖啡闲聊”(KOPI CHAT)
交流会**

ZOOM Session / 26th August
Zoom视讯 / 2020年8月26日

Banding our expertise together with Enterprise Singapore, we engaged in an insightful discussion on how to overcome and emerge from the tribulations of COVID-19.

新加坡装修同业商联会与新加坡企业发展局携手合作，一同针对如何克服疫情所造成的各种挑战，进行深入讨论与交流。



**“Renovation contractors and the government make plans
to attract more locals to join the renovation industry”
装修承包商与当局制定计划，吸引更多本地人加入装修行业**

Channel 8, News Tonight / Aired on 5th September 2020
8频道《晚间新闻》 / 于2020年9月5日播出

In order to solve the foreign labour shortage which has culminated in renovation project delays, local renovators and the authorities are looking to work hand in hand to attract more local talents.

The proposed plan includes providing skill training in carpentry and tiling, which will reduce the dependence on foreign workers.

为了解决因外籍劳工无法开工而导致工程延期的问题，本地装修承包商正与政府部门携手制定计划，希望能吸引更多本地人加入装修行业。

有关计划将包括为本地人提供木工和铺瓷砖等方面的技能培训，进而减少装修承包商对外籍劳工的依赖。



RCMA Committee Member Mr Nelson Leow said:
“We have expected that the cost of hiring these workers will increase. Contractors will have to pay more for the workers’ accommodation and expenses in Singapore.”
新加坡装修同业商联会会员廖英材说：“我们预计雇用这些工人的成本会增加。承包商得为工人在新加坡的住宿和开销承担更多的费用。”



RCMA Chairman Dr Sky Tan said: “I think we can kill two birds with one stone. We can help create more jobs, and reduce the impact of the shortage of foreign workers.”

Due to Malaysia’s 2020 Movement Control Order, it has caused work delays for many local renovation companies. Although some employers in Singapore have applied for their Malaysian workers to enter Singapore through the periodic commuting arrangement, doing so has increased their cost.

新加坡装修同业商联会会长陈锦龙博士表示：“我认为这是一举两得，我们可以帮助创造更多的就业机会，也可以减缓外国工人短缺的影响。”

本地有不少装修工程因马来西亚的行动管制令，而被迫延误。虽然一些雇主已在周期性通勤安排下为他们在马来西亚的员工申请入境开工，但这么做无疑会加重承包商的成本。



“Construction firms struggle to bring in workers, hurting bottom lines”

建筑业引进工人困难重重 利润锐减

CNA / Aired on 28th February 2021

亚洲新闻台/于2021年2月28日播出

With firms in the construction sector struggling to bring workers back into Singapore even with the easing of entry restrictions, this has caused project delays of up to a year which has put a dent in bottom lines.

RCMA member Mr Nelson Leow says: We have to buy insurance for these workers, and to pay for their Stay-Home Notice and swab tests. It is also a concern whether these workers can settle down in their jobs. If we can produce and train more local workers in this industry, this could be a more sustainable solution in the long run.”

This is where the newly-established RCMA Academy can step in to help. Offering niche courses (project management, tiling carpentry, plumbing, painting and more) that cater to the interior renovation industry, the academy is able to boost the local workforce; thereby reducing the reliance on foreign workers.

即使新加坡政府放松了入境限制,但建筑行业在引进工人方面仍困难重重,导致不少项目被延误长达一年之久,使利润锐减。

新加坡装修同业商联会会员廖英材说:“我们必须为这些工人购买保险,并支付他们履行居家通告和做拭子检测的费用,而这些工人能否安顿下来工作也是一个问题。从长远来看,如果我们能够在该行业培养和训练更多的本地工人,那将是一个较具可持续性的解决方案。”

新成立的新加坡装修同业商联会学院就能在这方面给予援助。该学院专门提供项目管理、平铺木工、水工、粉刷等有助满足室内装修行业需求的特殊课程,旨在促进和培育本地劳动力,从而减少建筑业和装修业对外国劳工的依赖。



Ministry of Manpower will gradually increase the number of applicants for foreign workers starting this week”

本周起人力部将逐渐增加外籍员工入境申请人数

Channel 8 / Aired on 23rd March 2021

8频道/于2021年3月23日播出

To cope with the shortage of manpower in the local construction and renovation industry due to the epidemic, the Ministry of Manpower will be increasing the number of applicants for foreign workers.

RCMA Hon. Secretary Mary Mak says: “The delay due to the shortage of manpower has been taking too long. Some homeowners do not understand and want to sue. For some of the more urgent homeowners, we would ask them to replace some of the raw materials for ready materials, as to speed up the renovation process.”

疫情期间,本地建筑和装修业的人力吃紧。从这个星期开始,人力部将逐渐增加外籍员工入境的申请人数。

新加坡装修同业商联会总务麦凤仪说:“拖延了太久,有些屋主不了解甚至会投诉到法庭,有一些比较紧张的屋主我们就叫他那些项目原料换成其它原料,加快速度来完成工作。”



55th National Day Congratulatory Messages
新加坡55周年国庆贺语

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于2020年8月9日刊登

Conveying our best wishes to Singapore on celebrating another prosperous year, we published half-page congratulatory messages in the nation's leading newspapers. We also took the opportunity to thank all our members who have supported us and made our association a successful one.

为了祝贺新加坡迈入独立55周年,我们特地在本地的中英报纸上刊登半页的国庆贺词。我们也希望借此感谢所有支持我们的会员。因为有了你们的支持,我们的商会才能取得今日的成就。

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PIONEER
RENOVATORS
DISCUSSION

先锋一代装修商
谈论会

Pioneer Renovators Discuss about Renovation in the Early Days

BEING A RENOVATION CONTRACTOR WAS A TOUGH JOB IN THE PAST. THESE PIONEER RENOVATORS FROM THE RCMA COMMITTEE GIVE US MORE INSIGHTS.



Lim Ah Bah: Back in the past, renovators or contractors were called “mosquito contractors”. To mark this memory, we have gathered a group of pioneer renovation contractors here to reminisce about the renovation industry in the eighties. Documenting this piece of history is our editor and our videographer. We hope by detailing this into the current edition of the RCMA renovation guidebook, our readers will have a better understanding about the past and present.

Firstly, allow me to introduce Tan Chim Hoon. He was the previous president of RCMA. Next is Tan Boon Sang. He was our previous secretary in RCMA. We also have C.N.

Tan joining us today and he was one of the three founders of RCMA. Last but not least, we are also graced by Chua Chwee Cheok, who was one of the pioneer renovators in our association.

The Housing Development Board (HDB) was previously known as Singapore Improvement Trust (SIT). The notorious Bukit Ho Swee Fire had destroyed many homes and thus, SIT needed to rebuild homes for the victims. SIT was later renamed ‘Housing Development Board’ by the People’s Action Party (PAP). The new housing that HDB built comprised two bedrooms and one living hall. However, these spaces were completely bare; devoid



of flooring or even wall coverings. It made the new homeowners wonder how these empty spaces were even liveable. Some quick-thinking individuals decided to eke out a living by turning these cold and bare houses into liveable homes for the individuals. These individuals are therefore present in our discussion panel of speakers today. They will present their own accounts of how renovation was like back in the eighties, such as the expectations of homeowners back then.

C.N. Tan: From 1965 to 1975, people who originally lived in the kampong moved into HDB flats. The renovation industry started to flourish, with demands coming from these new flat owners. As compared to today's modern homeowner whom is well-informed, the homeowners back then did not have a clue on the materials we used for renovation. We needed to educate them on the types of materials utilised for their home renovation and at that time, these materials were commonly used. For instance, the flooring for the two-room flats would be Thai...

Lim Ah Bah: Teak

C.N. Tan: Yes... teak and terrazzo tiles in the living room and white wall tiles in the kitchen. Renovation for a two-bedroom flat unit cost typically around S\$1,500 to S\$3,000. There were also four or five-room flats but of course, these were much pricier. The renovation cost for an ordinary four-room flat for instance, can range from S\$6,000 to S\$8,000.

Chua Chwee Cheok: In the 1960s, we earned S\$15 a day, and that was considered a lot of money. For a two-bedroom HDB flat unit with mosaic tiles, the renovation cost can range from S\$1,200 to S\$1,500.

Lim Ah Bah: Including the kitchen?

Chua Chwee Cheok: Yes.

(from left)

RCMA Associate Advisors: Mr Chua Chwee Cheok, Mr Lim Ah Bah, Mr Tan Boon Sang, Mr Tan Chim Hoon, RCMA Founding Member: Mr C.N. Tan

Lim Ah Bah: I remember the kitchen was done by government.

Chua Chwee Cheok: The kitchen is also included in the renovation. We just earned some money. At that time, we were not thinking of making big profits from renovation work; it was just an honest living. And our credibility as renovation contractors was very high. Whatever promised was always delivered to our homeowners.

Tan Chim Hoon: I specialised in custom carpentry. As spoken earlier, the property market was robust and with so many HDB flats being built, that created a strong demand for carpentry works too. I learned about introducing instalments plans as payment for my carpentry business from my father. However, as soon as I entered the carpentry business, I discovered many repairs were required for the carpentry works. By providing repair services, I was earning a decent monthly income. The majority of my clients were Malays. They engaged me because of word-of-mouth recommendations since everyone knew me well in our community.

I soon learned about the trade of renovation from a neighbour who was in the industry. He mentored me while I gave the renovation trade a go, and my first home renovation as a contractor actually incurred losses. I didn't factor in the skirting cost into my charges and didn't calculate the full cost based on per square feet. Through this experience, I was able to understand how quotations work in order to turn a profit.

In 1985, after the election, the market plummeted. Many contractors ran away with the payment given by the



homeowners without delivering on the renovation. That was the period where I had the most renovation jobs and since I had no workers, I would sometimes sleep in the house to finish up the work and save time. The next morning, I would drive my small truck to where sand and cement were sold to bring these renovation materials back. I also needed to ensure all the materials were available for the workers to work on, as they would not start work without everything in place. And once they leave, it was very difficult to get them back.

Tan Boon Sang: I learnt to lay mosaic tiles. From apprentice to a full-fledged contractor, it took me two years to master this skill. At that time, we didn't need a license to take up jobs but later on when it became available, I applied for a license. After that, I rented an office and started doing business until 1985. There was great demand for constructing homes so it was difficult to find workers or even bricks. If you wanted to buy bricks, you had to pay the supplier first before he will even sell it to you. Later on, I ordered the bricks and marble slabs from Italy, and I also changed careers around that time.

Lim Ah Bah: To recap, 'mosquito contractors' were renovators who followed new homeowners around just to solicit business. As soon as these homeowners were at the void deck, these contractors swarmed around them and harassed them with questions like "Which floor do you live", or "I am working on a unit in this block too."

To summarise, since the 1970s, people started renovating their HDB flats. At that time, we saw these renovations happening in Redhill and Toa Payoh – where these areas had the first blocks of HDB flat units being built. Do you still remember how much these HDB flats with two bedrooms and one hall cost?

Tan Boon Sang: \$6,500

C.N. Tan: \$6,200

Lim Ah Bah: It was \$6,200. The renovation industry started at that time, however there were no official licenses being issued to carry out renovation works. In 1975, the HDB began to issue licenses, but there were not many given out; probably two to three hundred licenses. Everyone applied to get the licenses given by HDB and still continue to do so.

The renovation industry started at that time, and there wasn't any official licenses to carry out renovation works at that time. In 1975, the HDB began to issue licenses. There were not many licenses issued at that time, probably two or three hundred. Everyone took the license issued by the HDB and continued to do so.

Through the inception of the renovation business comes other suppliers and service providers such as electricians, craftsmen and those supplying renovation materials. Though we may be a humble enterprise, we deserve recognition for all our hard work. This concludes our discussion of the history of the renovation industry.

七十年代的装修行业

过去，担任装修商是一项艰巨的工作。新加坡装修同业商联会的五位前辈为我们提供更深入的细节。



林亚峇：以前的装修商被人称为“蚊子装修商”。我们到这个年纪，老一辈的装修商应该把当时那段历史保留起来，就是拿来讲给大家听。今天我们请这位编者来帮我们做一个记录，把那段历史保留下来。我们今天也劳动我们的摄影师来录像和拍照。拍照的用意是要放在这本杂志，来增强它的说服力。

今天跟大家介绍，第一位是陈振雲。我们上一届的会长。接下来，这位是陳文献。陳文献是我们早期新加坡装修同业商联会（RCMA）的秘书。另外这位是陈振岳，他跟我们工会有很大的渊源。我们最初创办装修同业商联会的时候，他是三位创始人之一。最后一位是蔡水石先生。他是早期进行装修活动的先辈之一。

建屋局最初在新加坡并不叫建屋局，而是改良信托局。河水山大火烧毁了很多房屋，必须重建这些屋子给灾民居住。过后，当时执政的人民行动党正式将它改名成新加坡建屋局。建屋局最初建屋时，是从两房一厅开始。但是，建屋局建的是一个空屋；厨房、客厅和房间都是空的，怎么住人。因此，一些头脑比较快的人就应运而生。他们当时在这样的情形下，一无所有，也不知道什么是地砖、马赛克瓷砖，那要怎么做呢？而当时的行情又是怎样的？碰到的屋主是好的、坏的、可以欺负的，还是被他们欺负的？今天，就请大家在这里做个回忆。

陈振岳：从1965年到1975年这段时间，原本住在甘榜的人搬来住进政府组屋。然后，才有我们这些小型的装修商



(上左至右)

副顾问蔡水石, 陈振雲

(下左至右)

创始会员陈振岳, 副顾问林亚峇,
陳文献



去跟他们装修房子。但是在那个时候, 每个屋主都不懂什么叫塑胶砖、什么叫水磨石瓷砖、什么叫瓷砖。他们什么都不知道, 需要由我们装修商来向他们介绍。尽管如此, 屋主和装修商很合得来, 就是你跟我做好就可以了, 不要有其他的问题。当时的两房一厅, 两个房间的地面会用泰国的...

林亚峇: 柚木

陈振岳: ...柚木, 客厅则用水磨石, 厨房就是白色的壁砖。大概在那个时候, 普通一间房屋装修到来, 是从\$1500到\$3000这样的价钱。1975年到1985年这段时候, 屋主年轻的起来了, 新建的起来了, 有五房式、有四房式, 但是这些屋的价格也被提高到很厉害。从1973年开始, 装修费用也提高到很厉害。普通一间四房式的装修费用可以从\$6000到\$8000。

蔡水石: 60年代, 一天\$15的工钱, 已经算很高了。一间屋子, 两房一厅做马赛克瓷砖, 算到来大概\$1200到\$1500左右。

林亚峇: 包括厨房?

蔡水石: 包括厨房。

林亚峇: 厨房好像是政府做的。



蔡水石: 厨房也算在里面。我们只是赚一些工钱而已。当时我们不会想要赚很多钱, 不会这么想。当时, 我们的信用很好, 我跟你讲好的东西, 我一定做给你, 而你答应给我的东西, 你也会给我。

陈振雲: 因为我是做家私的。如他们所说, 当时的装修业非常蓬勃, 有很多组屋, 所以家私的需求很高。我的爸爸当时是做分期付款的, 所以我就依照他的做法, 做家私也分期付款。但是, 我一开始进入家私业, 我就发现很多家私的东西没有人去修理。我一个月单单修理那些东西的收入就足够还我组屋的钱, 不要讲我卖家私的钱。我的顾客老实说, 大部分都是马来人。这些顾客就是他们所说的, 屋子分出来又要做屋子。他们跟我很熟, 知道我的为人是怎么的, 所以会找我帮他们做。

我们住家的附近有一些人是专门做装修的, 我刚好遇到他和他谈起这件事, 于是我就试试看做, 而他也教我。我做的第一间屋子是一桩亏本生意。因为我没有算脚线的钱。我只算砖、红毛灰和工人费。脚线的钱没算进去就亏本了。过后, 那个人跟我说, 我应该算方尺才对。这个方尺是这样, 很多人都这样算。你要赚多, 你就加多一点;



你要赚少，这个价钱你一定可以赚的。从那时候开始，我就会做这些东西。但是当时，我一个工人也没有。上货呀、敲呀，我都自己包办。最多的时候是80年代...1985年，你知道我做到怎么样吗？屋主拿着钱来找我，跟我说，你帮我做，你什么时候做都可以，我钱先给你。

后来，在85年的大选过后，行情大跌。很多人拿了钱却没有跟人家做，拿去马来西亚花天酒地。他们没有做，也没有钱拿去买货，工人也不要跟你做。我就不同。我有时为了要赶工，还会睡在那间屋子里。我在武吉巴督的时候，就经常这么做。隔天一早，我就会驾着我那辆小卡车去买沙、买灰的地方把那些沙灰载回去。因为那时的工人很难找，你的工人一来，如果看到东西不齐，就会跑掉。你很难再叫他们回来了。所以我的做法就是，一定要拉住这几个工人，不给他跑。

陳文献：我学做马赛克瓷砖，从做学徒到出来做承包商那两年里面，学会了铺马赛克瓷砖、铺地砖。两年后，我自己出来收工作。当时收工作是没有执照的，后来有执照了，我就是申请。有了执照后，我就去租一间办公室，这样开始将生意做起来一直到1985年。那时候，新加坡建了很多屋子，疯狂到整个新加坡找不到工人，而且还要买砖也买不到。你要买砖，要先拿钱给材料商，他才肯卖给你。后来，我就自己从意大利定砖、定大理石，我就是在那个时候转行。

林亚峇：“蚊子装修商”的意思就是他早期所介绍的。屋主一来，就有很多人围上来。你住几楼呀，我这边有做一间呀...对屋主造成骚扰，就像蚊子一样老跟着你。

现在，我们做一个简单的总结。第一，从70年代开始，就有组屋的装修。当时在红山、大巴窑等其他地方，就是建屋局建的第一批组屋开始。当时的两房一厅才卖多少钱，大家还记得吗？

陳文献：\$6500。

陈振雲：\$6200。

蔡水石：\$6200。

林亚峇：是\$6200。装修业就是从那个时候开始，而当时做装修是没有执照的。1975年，建屋局才开始发执照。当时所发出的执照也不多，大概是两三百个。大家拿了这个建屋局所发出的执照，也就成为领有执照的承包商。

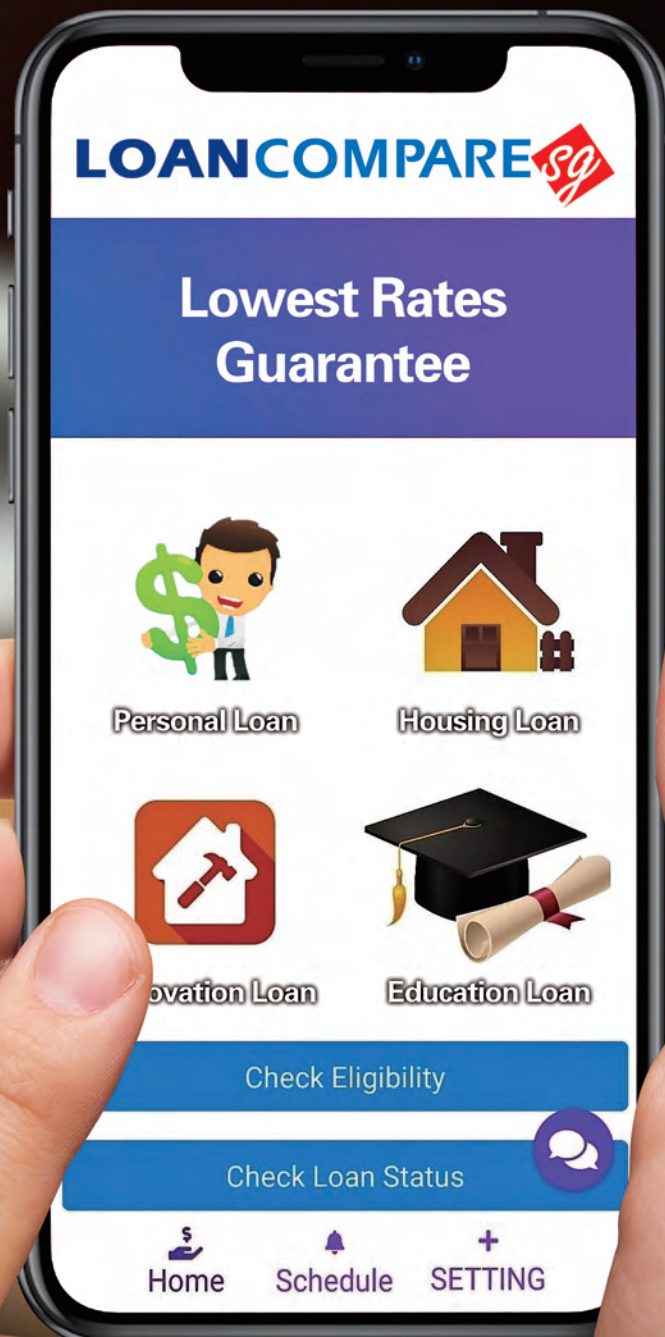
这样一个小型企业也带动了其他人物和小型企业的生存，例如做天花的、做灰工的，做水、做电的。虽然这是一份不起眼的工作，但是在整个装修行业里，这些装修商没有功劳，也有苦劳。我们今天这段历史就大概是这样。

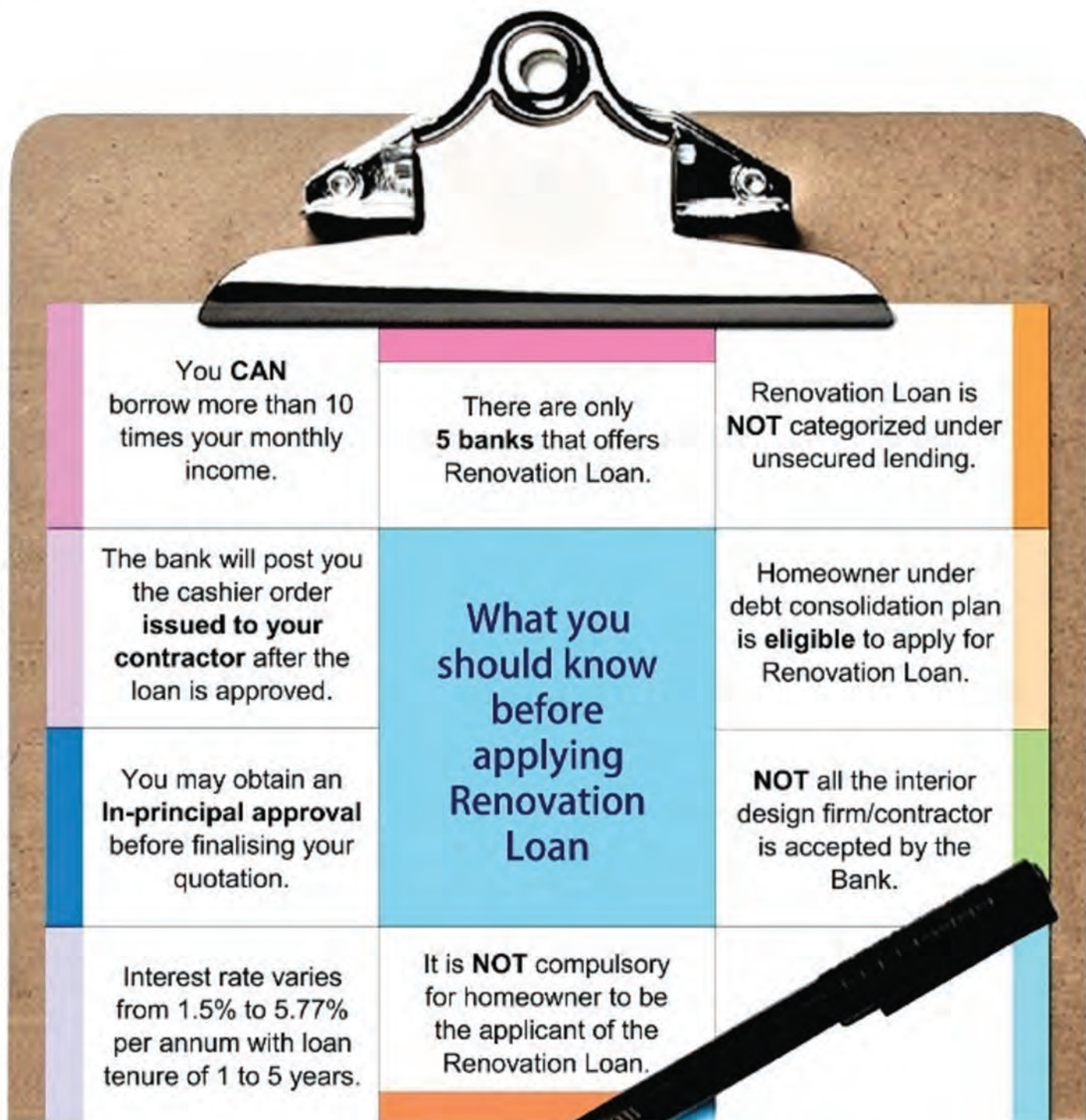
Applying Renovation Loan?

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You CAN borrow more than 10 times your monthly income.	There are only 5 banks that offers Renovation Loan.	Renovation Loan is NOT categorized under unsecured lending.
The bank will post you the cashier order issued to your contractor after the loan is approved.	What you should know before applying Renovation Loan	Homeowner under debt consolidation plan is eligible to apply for Renovation Loan.
You may obtain an In-principal approval before finalising your quotation.		NOT all the interior design firm/contractor is accepted by the Bank.
Interest rate varies from 1.5% to 5.77% per annum with loan tenure of 1 to 5 years.	It is NOT compulsory for homeowner to be the applicant of the Renovation Loan.	

LOANCOMPARE

Officially under the panel of 5 Banks (DBS, OCBC, RHB, CIMB and Maybank) that offers renovation loan. **WITHOUT** additional fees, we compare and guarantee you the **LOWEST RATES** to finance your renovation. To ensure a **HASSLE FREE** application process, our friendly consultants offer to meet the homeowners at their convenience to proceed with their application.

With our Facebook page and Google, you may also find out what homeowners said about us.

FACEBOOK [Loancompareofficial](#)

GOOGLE: [Loancomparesg](#)



4 Essential Issues to Take Note on Renovation Works



*By Ong Han Boon
Property Valuer
Advisor, RCMA*

Generally speaking, homeowners have many issues to consider during their renovation. Be it an overhaul renovation of an old house or a resale HDB flat, renovating a brand new BTO flat from scratch, or renovating a commercial space, everyone aspires for the renovation to be a success. Get a good headstart on your renovation journey by taking the following items into consideration.

1. Renovation Budget

This is mainly determined by factors such as the size of the unit, the number of furnishings required and the quality of the materials selected. Taking HDB flat units as an example, the renovation cost for a three-room to five-room flat will range around \$30,000 to \$50,000. If you are looking into more luxurious European styles, the cost can go up to \$70,000 to \$80,000 or even \$100,000.

Before renovation, you should first identify your home or commercial space needs and then set your expenditure based on these requirements. Having determined your budget, do discuss it with a reputable interior designer or contractor about your renovation plans. You should also factor in unforeseen costs which might drive your renovation budget up. Do prepare for a 10 percent increase in your budget for peace of mind.

2. Draw Up a Renovation Contract

Have all your renovation terms stated explicitly in a contract to protect your interests. Honouring a verbal agreement will be difficult with your commissioned designer or contractor and putting down these clauses and conditions in black and white will help prevent future disputes. Here are some terms that should be in your contract.

Payment

Payment should be split up and paid in separate stages based on the progress of the project. Usually, the interior design firm or renovation company will require the homeowner to pay 30 percent upfront of the total renovation cost when the contract is signed; with the rest paid according to the progress of the project.

Schedules

On the contract, the renovation company or interior design firm needs to specify the schedules of the project from the commencement date to the completion date.

Breach of Contract Terms

If the contractor violates any terms or conditions in the contract which causes losses to the homeowner, the homeowner can claim for compensation.

Warranties

The contractor has to offer a guarantee for the quality of the materials being used in the renovation project, as well as a warranty for these materials for a certain time period.

Rectification of Defects

If there are any faults due to defective materials or poor workmanship, the contractor is liable to rectify before the handover of the project.

Resolving Disputes

The contract should include a mediation clause that if a dispute occurs, both parties can seek mediation from RCMA or CASE.

Variations

A variation clause will be useful. If the homeowner needs to make changes to the project, both parties can negotiate to agree to a reasonable deal.

3. Overall Quality of the Renovation

The workmanship and overall quality of the renovation are of special concern to the homeowner, where they place great importance on the final results and look forward to a well-designed home. However, these factors are also most likely to cause disputes between the homeowner and the renovation company.

Therefore, it is important to choose a renovation company or interior designer with a good reputation. Uplifting the standards of renovation in Singapore is Singapore Renovation Contractors and Material Suppliers Association (RCMA), an association dedicated to maintaining the quality of the renovation industry. It provides a good reference for homeowners by publishing a list of renovation companies of good standing in their renovation guidebook.

There are reportedly around 2,180 renovation and interior design companies in Singapore. Most of their service standards are comparable but there are still cases of poor workmanship or of companies that cut corners from time to time. To prevent such unfavourable circumstances, the homeowner should closely supervise and inspect the project during the course of a renovation. If there are defects, the homeowner should notify the renovation company immediately to resolve it, and make the progress payment only after verifying the works are satisfactory.

4. Practical & Comfortable Designs

The ultimate goal for any renovation is to achieve a practical and comfortable design. For home renovations, the homeowner needs to understand the lifestyle needs of his family members. It's best to discuss with every member on their requirements before the renovation commences.

Maximising space, especially in apartments with a small area, should be a priority. In this cosmopolitan city where land is scarce, real estate is a premium. Therefore, it is necessary to make good use of space in order not to waste any precious usable space, and to attain a practical and thoughtful home design. Discuss everything in detail with your interior designer and contractor prior to the renovation and you will be well on your way to a home that caters to your every need.

装修所应关注的几个问题



翁汉武
产业估计师
新加坡装修同业商联合会会务顾问

一般而言，人们计划装修任何房产都会仔细考虑许多问题。无论是改造旧房屋，装修新旧组屋，装修店面，或者是办公室等等，大家都希望装修好后是美观、实用、舒适且耐用的产品。这里试简单梳理装修前应考虑的几个问题，希望有助于业主达成完善装修的目的。

(一) 装修费用的考量

装修费用可多可少，主要以面积大小，装修项目多少，用料品质等等因素来决定。组屋为例，三房式至五房组屋的装修费一般介于三万至五万元左右，当然也有人花多达七、八万甚至十万元的巨款去装修一间美侖美奂的家居。因此，不论装修什么产业，在找装修商之前，应先根据公司或屋主的需要，拟出切合实际要求的预算，然后再找一家有信誉的装修商讨论，完成最终的装修方案。另者，有时因后来增加装修项目，费用往往比早期预算要多，业主在预算数目之外再预备一笔约十巴仙的不可预见的开支，这么一来就可安心。



(二) 装修合约的内容要素

装修合同一般上包括下列几项条款，其内容大致如下。有必要提醒的是条款要以文字清楚写明，不要以口头承诺讲任何项目，以防日后遇到纠纷无法证明及执行。

付款

付款条款应根据工程进度，按各别项目完成后分别支付。通常，装修商会要求业主在签合同时先付一笔占总装修费用约占总数百分之三十的费用，其余按工程进度付清。

施工进度

合约上装修商需要写明工程预计由开工到完成的日期进程表

毁约条文

如果装修商违反了合约的规定造成业主的损失，业主就可要求赔偿。



(三) 装修的品质

装修的品质手艺好坏是业主所特别关心问题，同时也是比较容易引起纷争的项目，因为品质好坏比较主观。大部分住宅业主对他们的家居都很重视，期盼装修好的住宅是手艺品质都好的理想家居。

因此，聘用信誉好的装修商对房屋的业主是很重要的选择。新加坡装修商联(RCMA)在确保装修行业维持高的品质和良好的装修手艺扮演重要角色。商联会都在每年出版的装修指南中附有该会认可的装修商名单供业主参考联络。

据悉新加坡全国估计大约有2,180家装修与室内装修公司，他们的水平和信誉还是参差不齐，虽然整体水平维持良好，但仍不时发生一些装修品质低劣或偷工减料的案例。另者，业主也应该在施工期间，对工程进行监督与视察，如发现不适之处应立刻与装修商商讨及时纠正。

(四) 实用与舒适

装修房产的目的主要是达到实用与舒适。以住房为例，业主要充分了解家人的需要，可在装修前与家人先讨论理清各成员的需要，经过深思熟虑，再做最后定案。善用空间是装修小单组屋者特别要考虑的问题。在寸土如金的大城市里，单位面积越建越小。小单位房产，因为空间有限，要特别懂得善用空间，以期达到实用与舒适目的。因此在装修工程进行之前，业主与装修商和设计师三方要有充分的讨论才能达到装修的目的。

品质保证

通常合约中列明工程及用料的保证内容及期限。

缺陷的修補

装修项目如有缺陷装修商应在完工交屋之前修補好。

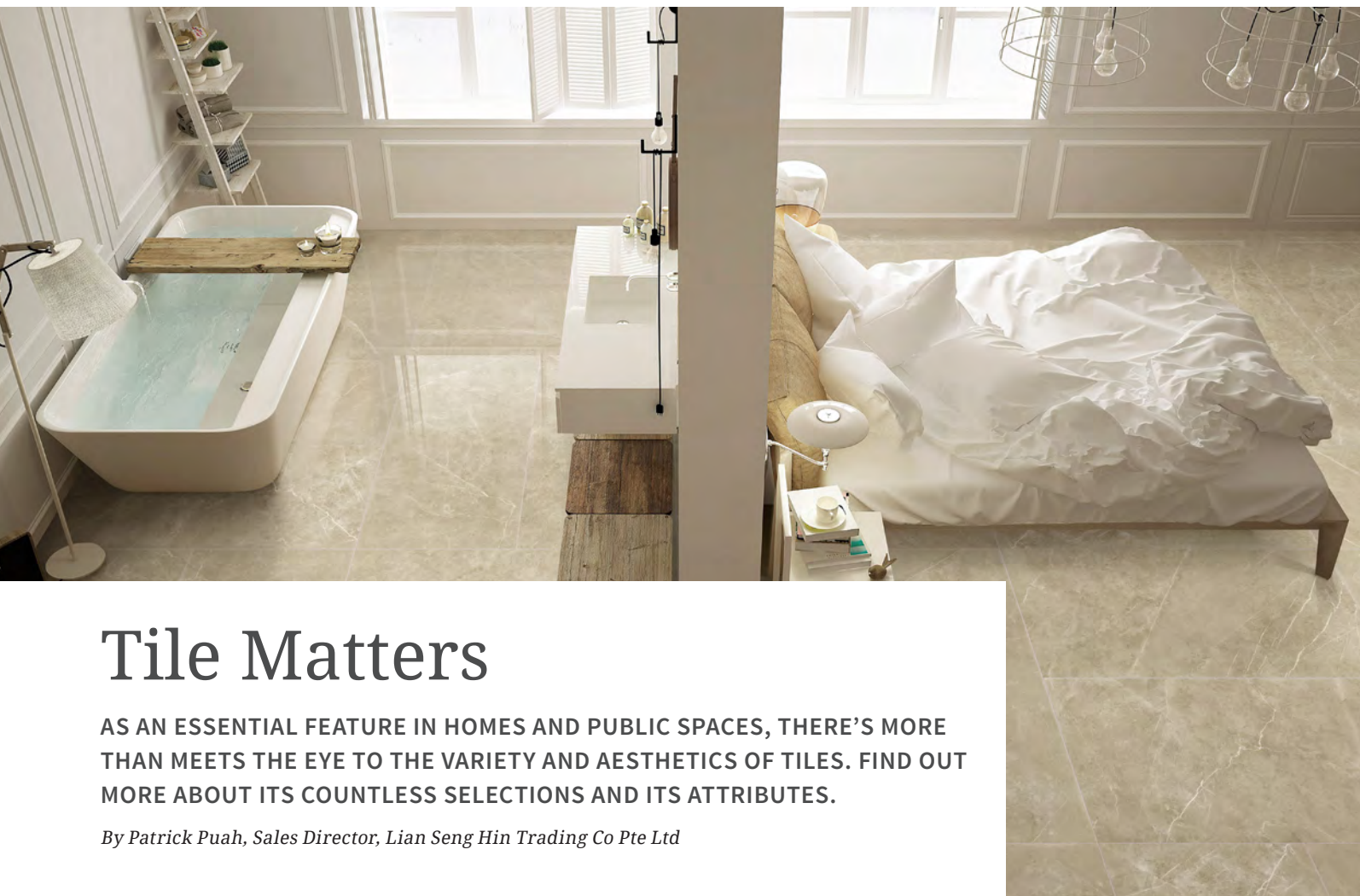
纷争的解决

合约内应写明如遇纠纷发生，双方可找装修同业商联会或消费人协会从中调解。

变动项目

如果遇到业主有需要改变某个项目，双方可同意协商合理处理。





Tile Matters

AS AN ESSENTIAL FEATURE IN HOMES AND PUBLIC SPACES, THERE'S MORE THAN MEETS THE EYE TO THE VARIETY AND AESTHETICS OF TILES. FIND OUT MORE ABOUT ITS COUNTLESS SELECTIONS AND ITS ATTRIBUTES.

By Patrick Puah, Sales Director, Lian Seng Hin Trading Co Pte Ltd

When it comes to tile, technological improvements and lifestyle preferences have brought forth pivotal changes in its design themes, and characterised many imaginations. Tiles are akin to apparel, they have become a defining element in ultimately expressing who we are.

Wide Expression of Styles

The choice of texture, color, materiality and design are some of the myriad options available. They share a common ability to reflect one's individualistic style; complementary or contrasting, bold or muted, colorful or monotone. Right selections can be transformed into light Scandinavian, Contemporary, Industrial, Victorian, or Resort styled beauties to name a few.

Understanding the Nature of Tiles

Faced with plentiful choices, it is advisable to understand the properties and nature of tiles in form or functionality, incorrect selection could lead to grievances on issues ranging from perceived pattern differences, tile spacing, slip resistance, warpage, prone to staining and scratch marks, hairline cracks and many more.



Negative ion and Anti-Bacterial Tile

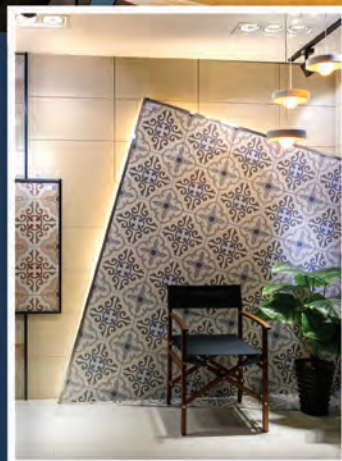
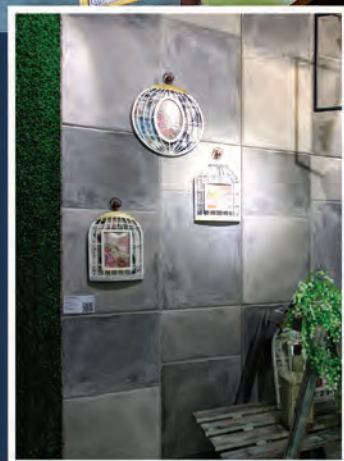
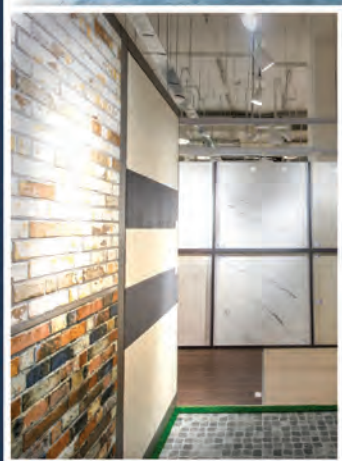
Central to the COVID-19 pandemic was the search for cure and prevention. The physical and mental well-being of occupants in building takes precedence. In searching for the right material to tile, more emphasis are now placed on tiles that exhibit functional and holistic abilities.

The advent of Negative Ion tiles and Anti-Bacterial tiles that promotes wellness and protects are now extra considerations creating demand for such functional tiles.



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Types of Tiles

Expounding on this topic to reduce misconception, tiles can be classified into ceramic, half/colored body printed porcelain and full body homogeneous porcelain.

Ceramic

Ceramic tiles have higher porosity which means their low density body is not suited for newly constructed walls where contraction may subject them to stress cracking. Overlaying ceramic on existing tile is also not advisable unless proper back substrate and curing is done. Their myriad design patterns, light weight and lower cost means they remain immensely popular to both tradesman and buyers.

Porcelain

Porcelain tiles have low water absorption and with high density body, can withstand higher stress and heavier loading. Porcelain tiles which if termed Homogenous are full bodied and comprised of the same composition throughout. In this regard the patterns are not that varied as compared to half/ colored body digital printed Porcelain tiles.

Matt Porcelain tile can be smooth satin finish or textured/ treated achieving the desired anti-slip effect. Depending on usage needs, selection of tile finish should follow its functional and design requirements. Anti-slip tiles need higher maintenance as its crevices and pores trap dirt, user's habit on dry-mopping or wet scrubbing play a part in determining they should be used for kitchen or toilet flooring.

Polish Porcelain tiles can be further sub-divided in composition and production technique: half homogenous body polish porcelain with less vivid design pattern could be re-polished to achieve the seamless marble feel; however high gloss Glazed Polish Porcelain with digital printed lifelike marble, woodgrain or any conceivable designs are not polish-able.



Attributes & Maintenance

Tiles are fired under high temperature and their body density more or less determines their functionality and usage. It is mindful to note tiles are not 100% in flatness or sizing, tolerance has to be accepted. Caution is advised on this aspect as minimal tile spacing enhances feeling of unevenness and likelihood of de-bonding due to contraction and expansion of tile and substrate.

Like apparel, tiles need to be properly maintained. Cleaning with light detergent will ensure they remain like new. If strong detergent is needed, do consult with Tile Supplier on its suitability.



Safer Homes with EASE

Falls are a common cause of injury for seniors, and two in three falls among older adults happen at home. Create a safer and more comfortable living environment for your loved ones with HDB's Enhancement for Active Seniors (EASE) programme. Under EASE, you can install grab bars and ramps, and apply slip-resistant treatment to your bathroom/toilet floor tiles, at a highly subsidised price.

Singapore Citizen (SC) households can opt for the EASE improvement items during HDB's Home Improvement Programme (HIP) or apply directly to HDB via EASE (Direct Application).

Under EASE (Direct Application), SC households can qualify if they have a senior member in the family who is:

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

The EASE improvement items are heavily subsidised, at up to 95% of the total cost, depending on your flat type. For example, the total cost of installing the first set of grab bars in a three-room flat is \$480, but homeowners need to pay only \$24 (before GST).

As of 31 October 2019, more than 206,000 households have benefited from HDB's EASE programme.

What are the EASE improvement items?



Grab bars, offered in a set, provide good grip and enable seniors to move safely within the flat.

You can choose to install:

- 8 or 10 grab bars in your first bathroom/ toilet, including the kitchen doorway; and
- 6 grab bars in your second bathroom/ toilet



Slip-resistant treatment enhances safety in the bathroom/toilet by reducing the risk of falls.

It can be applied to the floor tiles of up to two bathrooms/ toilets.



Ramps (single or multi-step) can be installed to negotiate level differences within your flat or at the main entrance.

They are recommended for seniors who use wheelchairs.



To apply for EASE (Direct Application), visit www.hdb.gov.sg/EASE-Application-eservice
You may also call HDB's Branch Service Line at 1800-225-5432 for assistance.



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

HDB Renovations, Simplified



Renovating your flat is a major part of building your new home. Make your renovation stress-free, safe and satisfying by following these 3 simple tips.

1. Getting the right contractor

Engage contractors from the Directory of Renovation Contractors (DRC) as they are familiar with HDB's renovation guidelines and requirements, which have been put in place to protect the building's structural integrity.

For the listing of renovation contractors, please visit the HDB InfoWEB at www.hdb.gov.sg/renocontractors

★ BONUS TIP

Before engaging a contractor listed in the DRC, consult your friends who have engaged the contractor before, or do an online search for reviews. Obtain multiple quotes for the works you want done, to see who can best meet your needs. Go through the following details in your contract carefully:

- Quotation and pricing
- Scope of works
- Proposed timeline for completion

If a contractual dispute arises, try to resolve it amicably with your contractor. Otherwise, you may approach the Consumers Association of Singapore (CASE), Singapore Mediation Centre, the Small Claims Tribunals for assistance, or seek legal redress.

2. Obtaining the proper approvals

Some works require HDB's approval before they can be carried out, such as the hacking of walls.

Renovation permits issued by HDB will state the conditions for the approved works. It is important to check your permit and read the relevant conditions before you let your contractor carry out the works.

Unauthorised demolition and/ or hacking of walls may affect the structural integrity of the building, as do unauthorised works, which add excess weight to the building.

★ BONUS TIP

A list of works that require a permit, and the conditions for works that can be carried out in your flat, can be found on the HDB InfoWEB. You can view your renovation permit by visiting the HDB InfoWEB at www.hdb.gov.sg and login to My HDBPage > My Flat > Purchased Flat > Renovation





3. Renovating responsibly

Renovation generates waste, noise and dust, which might inconvenience your neighbours. Ensure that your renovation contractor carries out work during permitted timings to reduce any disturbances.

Do also remind your suppliers, movers and renovation contractors to:

- Use the lifts properly
- Dispose waste material responsibly

Misusing the lifts can lead to breakdowns, which greatly affects residents, especially the elderly and those who have restricted mobility. Waste materials that are not properly disposed of are fire hazards, and can potentially be a breeding ground for mosquitos.

You are now set!

Carrying out renovation works according to HDB's guidelines will help you avoid inconveniences like having to reinstate unauthorised works, or paying more to rectify any damage.

Finally, every little gesture in maintaining a peaceful and pleasant living environment goes a long way!



For more information on making your HDB flat renovations easy, visit www.hdb.gov.sg/homerenovation

Enclosure/ Encasement of gas riser pipes in HDB flats

Gas riser pipes convey gas to the residential flats of the block. These pipes are inspected by HDB-appointed agents every 5 years.



Example of gas riser pipe in kitchen of HDB flat

If there is a gas riser pipe running within your flat, it is important that you do not tamper with it, especially during renovation works.

For your safety, if you wish to enclose the gas riser pipe, make sure that the enclosure is:

- Constructed with only lightweight, non-combustible material
- Fully ventilated, with a full-height, 600mm wide removable access to facilitate inspection and maintenance



For more information on HDB's renovation guidelines for gas works, visit www.hdb.gov.sg/cs/infoweb/residential/living-in-an-hdb-flat/renovation/guidelines/water-and-sanitary-plumbing-works-gas-works



3 Renovation Guidelines for Happy Neighbours

Most homeowners engage a renovation contractor (from the list on HDB InfoWEB) to transform their new HDB flat into their dream home. However, the renovation can be noisy, dusty and can create inconvenience to neighbours.

These three renovation guidelines will help make for happy neighbours:

1. Getting the right contractor

Inform your neighbours of your renovation plan, at least three days before the start of the works. Your renovation contractor is also required to display the Notice of Renovation issued by HDB, outside your flat for the duration of the renovation works.

2. Renovation hours

While general renovations are to be carried out between 9:00am and 6:00pm on weekdays and Saturdays, renovation works that generate noise are to be carried out only between 9:00am and 5:00pm on weekdays only. These works include demolition of walls, removal of wall/ floor finishes, cutting of tiles, and heavy and excessive drilling or hammering works.

Noisy works are not permitted on weekends, eve of major* public holidays and on public holidays – so that your neighbours can enjoy some peace and quiet on their rest days.

**The major public holidays are: New Year's Day, Chinese New Year, Hari Raya Puasa, Deepavali and Christmas.*



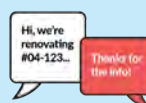
For more useful content about renovating and designing your HDB flat, visit MyNiceHome at www.mynicehome.gov.sg

If you are into DIY decoration, do note that works involving drilling or hammering are to be avoided between 10:30pm to 7:00am. If you really need to carry out such works within these timings, do inform your neighbours in advance.

3. Complete your renovations promptly

Ensure that your contractor completes the renovation works within the set guidelines i.e. renovations should be completed within one month for existing HDB blocks and three months for new HDB blocks. This time frame works in your interest and your neighbours' too.

1 Notice of Renovation



✓ Inform your neighbours about the renovations at least 3 days in advance.

✓ Display the Notice of Renovation from HDB outside your flat until all the renovations are completed.

2 Renovation Hours

General Renovations	Noisy Renovations*	DIY Works
Weekdays and Saturdays	Weekdays	Weekdays/Weekends
9:00am to 6:00pm	9:00am to 5:00pm	7:00am to 10:30pm

*No noisy works are allowed on weekends, eve of major public holidays (New Year's Day, Chinese New Year, Hari Raya Puasa, Deepavali and Christmas) and on public holidays.

3 Complete Your Renovations Promptly



Renovations should be completed within **1 month for existing blocks and 3 months for new blocks.**

Beware of Bogus Contractors

From time to time, HDB receives feedback about contractors going around the estates, offering to carry out repair works on behalf of HDB. Here is how you can identify a legitimate contractor from a bogus one.

Repair works by HDB are scheduled beforehand

Whenever HDB intends to carry out any maintenance/rectification works, HDB will write to flat owners beforehand. The letter will contain details of the appointed consultant/contractor and the schedule of works.

Verification of identity

When approaching residents, HDB staff will identify themselves with their staff passes bearing their photographs.

This is what it looks like:



HDB's appointed consultant/contractor will also carry relevant identification, which you can request to check. Alternatively, you can call the Branch Service Line at 1800-225-5432 for verification.

What should I do?

If you suspect that a contractor is a bogus contractor, make it clear that their services are not wanted. In the event that they continue to harass you, or give you false information, report the matter to the police.

However, if you choose to engage the contractors' services, do note that it constitutes a private contract/arrangement with the contractors. Thus, any dispute that arises would need to be resolved directly with the contractors.



For more information, please visit
www.hdb.gov.sg/advisory_on_contractors

My Home, I Care

Fixtures and fittings in a home, especially those with moving parts and hinges, will experience wear and tear over time. When they break down, the resulting inconvenience and safety concerns can be stressful.

The good news is that it is possible to prevent sudden breakdowns through regular maintenance. Keeping your flat in good condition also helps you avoid costly repairs in future. The routine maintenance in your flat will go a long way towards an optimal living environment for you and your family.

If it happens...

If – and when – the inevitable happens, engage a repair contractor or ask your friends and family members for recommendations for a reliable handyman service. You may even carry out the maintenance on your own if you know how!

If you are unsure where to locate a repair contractor, you may visit www.hdb.gov.sg/minorrepairs to engage one on a private basis. Bear in mind that all arrangements for the repair jobs are between you and the contractor, and HDB is not privy to them.



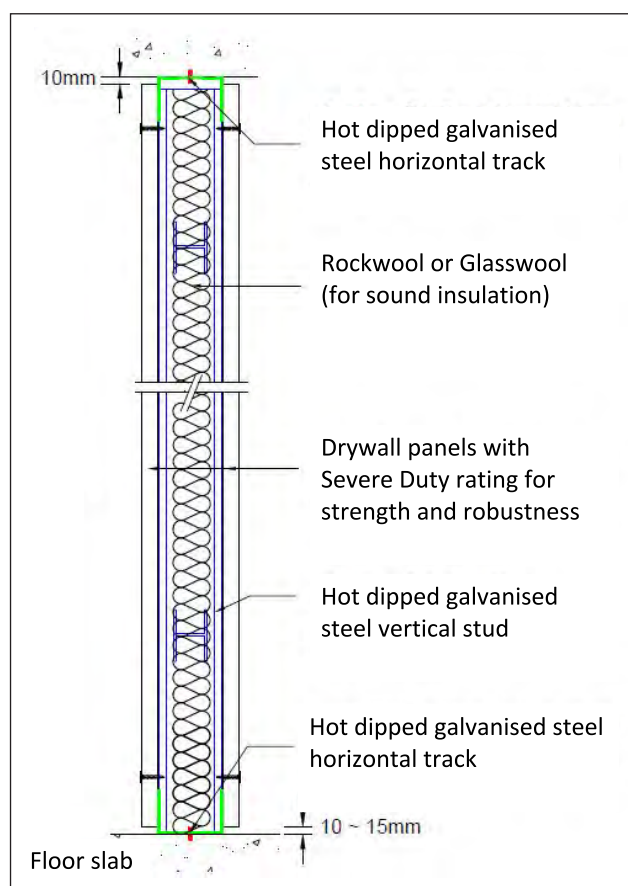
Here are some tips to aid you in your home maintenance journey:

- Replace worn parts early
- Keep the rooms well-ventilated to prevent wall cracks that may result from the expansion and contraction of the materials from temperature changes
- Disconnect any unnecessary appliances and avoid overloading power sockets
- Check the windows regularly to ensure that they are in good condition at all times
- Install a sink strainer to prevent solid materials from entering the sink

For more DIY tips on home maintenance, please visit
www.hdb.gov.sg/homecareguide

Drywall Partitions in HDB Flats

Have you noticed how the internal walls in some HDB flats are made of a different material? This material is known as drywall, and here is what you need to know about it.



Cross-sectional view of a drywall

Why is HDB using drywalls as the internal partition walls?

HDB has implemented the use of drywalls for the internal partition walls in dry areas as part of efforts to boost construction productivity. It is resilient, yet easier to construct and remove as compared to traditional walls.

With effect from 1 November 2014, BCA mandated for all non-landed residential developments to adopt drywall as internal partitions for dry areas.

Other useful information

To find out more information about drywalls, you may download a copy of BCA's guide on Good Industry Practices for Drywall Internal Partition, which covers topics like design, handling, installation, protection, defects remedies and fixing of items to the wall. The publication is free and available here: www.bca.gov.sg/publications/enhancementseries/dw.html

In terms of performance, what is the difference between drywall and concrete wall?

The drywalls used in HDB flats are of the Severe Duty grade, which means they can withstand a loading of up to 25kg at each point. Like concrete walls, drywalls can support common fixtures such as television sets and wall cabinets with the use of appropriate anchors. HDB provides samples of the screws and anchors in your unit for reference, along with a user guide.



Up to 3 kg load per point



Up to 12 kg load per point



Up to 25 kg load per point

The drywalls installed in your flat are filled with sound insulation material for soundproofing that is as good as, or better, than concrete walls.

Can I mount common fixtures, such as TV or shelves, onto the drywall?

Yes, you can. The drywall used in your unit can support common fixtures such as television sets and wall cabinets with the use of appropriate anchors.

In selecting the location of installing anchors, please avoid the concealed electrical wiring. Visit www.hdb.gov.sg/concealedwiring to check the no-drill area on walls with concealed electrical wiring.

How do you maintain drywalls?

Drywalls are low-maintenance, and do not require any special upkeep. To remove dirt or stains on internal partition walls, you can use a slightly damp cloth and mild detergent.



Pneumatic Waste Conveyance System



As part of HDB's efforts to enhance the overall living environment of residents, the Pneumatic Waste Conveyance System (PWCS) was introduced to newer towns/ districts such as Punggol, Bidadari and Tampines North.

What is PWCS?

PWCS is a smart refuse collection system that uses high-speed air to automatically transport refuse from residential blocks to a centralised bin centre via a network of underground/ suspended pipes. The refuse is then processed and compressed into containers before being towed away for disposal.

Benefits of PWCS

PWCS is a fully enclosed refuse collection system, which helps to reduce foul smells and deter pests from scavenging around the chutes as they are now sealed.

PWCS eliminates the need for refuse collection at each residential block. The land that would otherwise be needed for service roads and refuse handling equipment can be used for greenery instead, thus creating an enhanced living environment for residents.

All the residential refuse served by PWCS are collected at the centralised refuse collection centre. As such, there will be fewer refuse collection trucks moving around the neighbourhood, therefore enhancing the road safety within the estates.

How to use your PWCS refuse chute

Residents living in precincts where a PWCS is installed will benefit from more efficient and hygienic waste collection, and a cleaner and greener environment.

Similar to all refuse chute systems, using the PWCS incorrectly can cause chokages or a breakdown in the system, inconveniencing you and your neighbours. To avoid this, please dispose of your refuse correctly according to the following guidelines:



The size of refuse bag should be smaller than the hopper opening.

To prevent chokeage and fire in the PWCS, please DO NOT throw the following items into the refuse chute:



Long objects such as umbrellas and brooms



Heavy objects such as potted plants and electrical appliances



Bulky items such as carton boxes and pillows



Renovation debris such as timber, bricks and cement



Flammable items such as paints, kerosene and burning objects (e.g. charcoal with embers and cigarette butts)

Note : You may contact your Town Council if you require assistance in disposing bulky items.

Window Safety and Maintenance

The windows in your home can deteriorate over time due to wear and tear. They can come loose and pose a serious hazard to the people walking below. Therefore, it is important for you to ensure that they are in good condition by checking and maintaining them regularly, or repairing them when necessary.

Here are 3 simple steps to keep your windows secure.

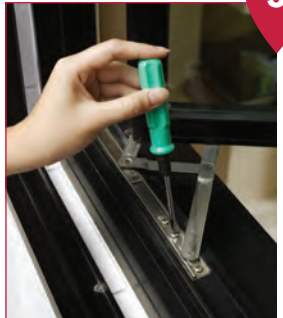
Casement Windows



1
CHECK
that fasteners are not rusty or loose

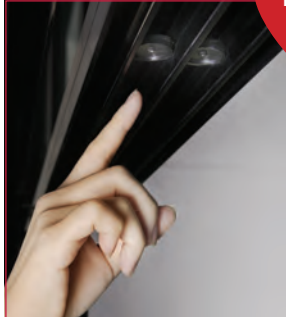


2
CLEAN
and oil joints or moving parts



3
CHANGE
all rivets from aluminium to stainless steel by engaging an approved window contractor

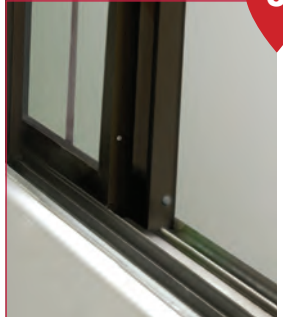
Sliding Windows



1
CHECK
that safety stoppers and angle strips are in their proper places



2
CLEAN
the tracks and ensure window panels can slide smoothly



3
CHANGE
worn-out safety stoppers and angle strips by engaging an approved window contractor

Homeowners can face a penalty of up to \$5,000 and/ or jail term of up to six months for failing to replace all aluminum rivets in casement windows with stainless steel rivets. In addition, should a window become loose and fall because of a lack of maintenance, homeowners can face up to a maximum fine of \$10,000 and/ or jail term of up to one year.



Information on window safety (BCA):
www.bca.gov.sg/window_safety



Information on window safety (HDB):
www.hdb.gov.sg/window_safety



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Stone Spectacular

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From luxury to modern styles, up your home's aesthetics with these stone surfaces offered by Lian Hin. If you're not sure which one to go for, each stone surface presents different uses and an infinite number of looks. To narrow it down, get acquainted with these different man-made and natural stone surfaces below:



Granite

A type of natural coarse-grained stone, granite is quarried within the earth so expect distinctive variations in colour and pattern within every slab. No two are exactly alike. This 100 percent natural surface is also highly resistant to heat, scratches and bacteria and makes a decent countertop for the kitchen and bathroom.

Applications: Walls, and kitchen and bathroom countertops

Quartz

A highly popular surface amongst many modern homeowners, quartz is a type of man-made stone manufactured with 80 to 85 percent of the hardest minerals in the world mixed with polymer resin and pigments. It is well-received because of its non-porous nature which does not require sealing; unlike most natural stones.

Applications: Walls, flooring and kitchen and bathroom countertops



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Kitchen Tops ♦ Counter Tops ♦ Vanity Tops ♦ Feature Walls ♦ Others



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The New Strong

Marble

A symbol of luxury, marble has long enjoyed a strong following with its sophisticated veining and variety of elegant colours. As a metamorphic rock, it is considered to be a more delicate natural stone than granite, and therefore is less practical for surface applications of heavy usage.

Applications: Flooring and walls



Sintered Surface

One of the latest surfaces to watch on the market today, sintered surfaces are a man-made stone with non-porous attributes comparable to quartz. It is manufactured with highly-sophisticated Italian machinery and technology. Since it does not require sealing, it boasts anti-bacterial properties and stands up well to dirt, odours and stains. These large-format slabs present minimal joineries which offer a more seamless appearance.

Applications: Walls, and kitchen and bathroom countertops

AT A GLANCE

	Granite	Quartz	Marble	Sintered
Stone Type	Natural Stone	Man-Made Stone	Natural Stone	Man-made stone
Heat Resistance	High	Above Average	Average	High
Scratch Resistance	High	High	Average	High
Stain Resistance	Average	Above Average	Poor	High
Chip Resistance	Average	Above Average	Average	Above Average
Non-Porous	Above Average	High	Poor	High
Maintenance	Low	Low	High	Low

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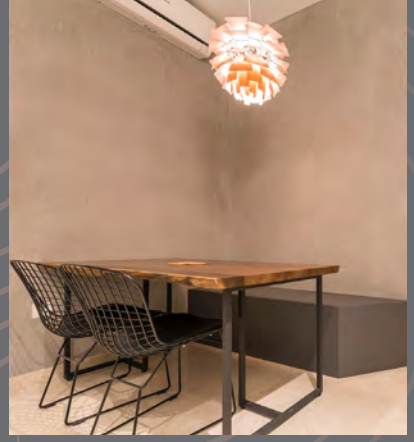
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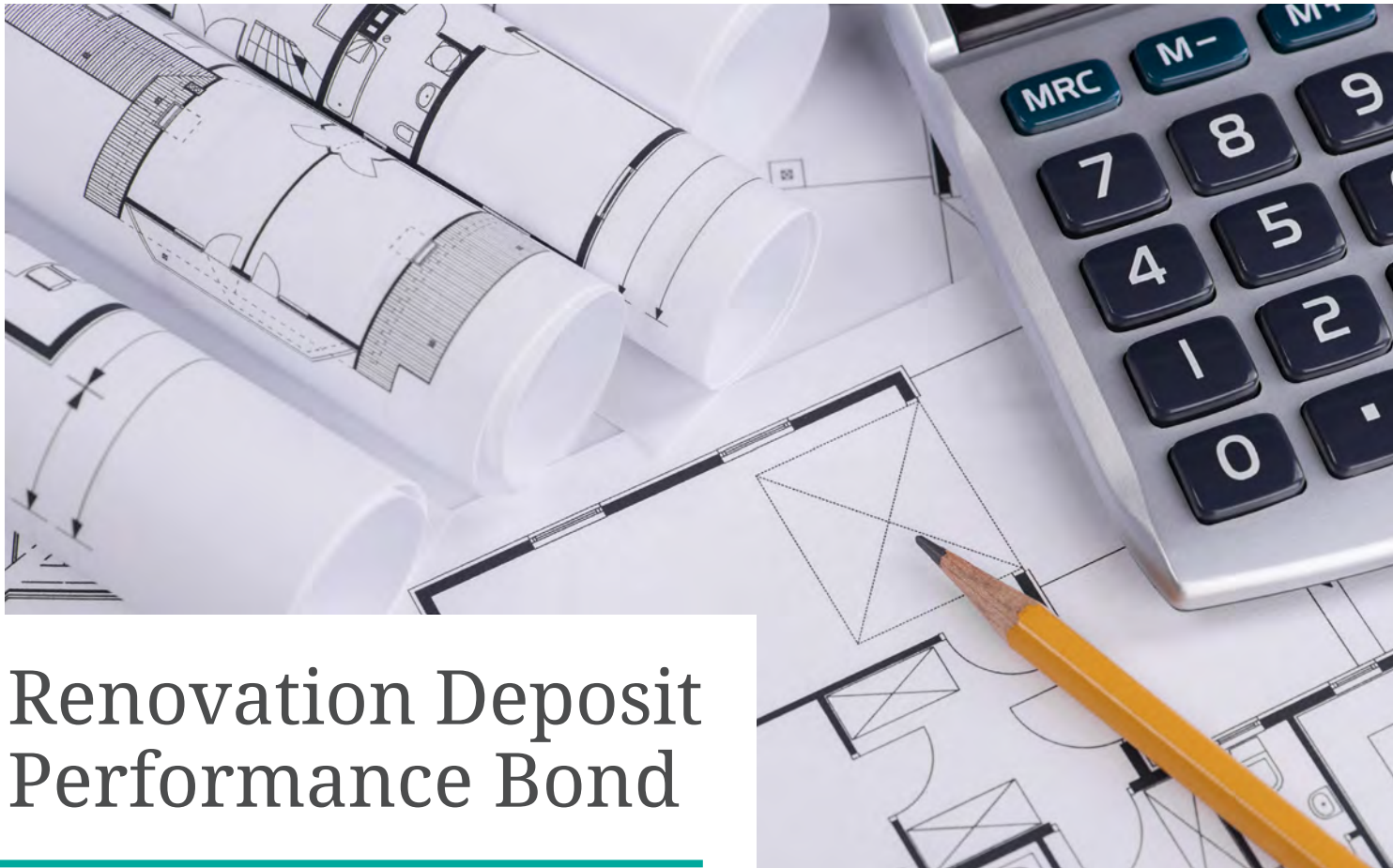


About Us

- SPACE PLANNING
- CONCEPTUAL & DESIGN WORKS
- HACKING, DEMOLITION & DISMANTLE WORK
- MASONRY WORKS
- PLUMBING WORKS
- CARPENTRY WORKS
- WORKTOP WORKS
- MISCELLANEOUS WORKS



TBG Interior Design provides a truly Personalised Service and Enjoyable Renovation Experience, from the conceptualisation, to the realisation.



Renovation Deposit Performance Bond

You would have made a very wise decision if you had signed up a renovation package with a CaseTrust accredited Business. Such businesses have undergone a certification process to ensure that it possesses good sales practices and standards. In line with the Accreditation, the Business has also taken concrete steps to protect your deposit collected by them through the procurement of a CASE directed Insurance Bond. CASE will call on the Bond in the unfortunate event of a failure of performance or unexpected closure of the business. In this instance, the guaranteed sum will be the deposit you have paid.

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

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to talk

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SINCE 1960



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Flexible choice of up to 5 years

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maybank.sg/renovation

Terms and Conditions apply.

Maybank Singapore Limited (UEN: 201804195C)

LN739/JUN20/AD1/A

Humanising Financial Services.



Maybank





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
- The operator will have to issue a certificate to ALL customers who have paid the deposit
- The limit is on a drawdown basis
- 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 un-utilised portion of deposit from the insurer (closure of the operator)

Claims handling

- The consumer will lodge a complaint to CASE for un-utilised portion of the deposit upon Insolvency, compulsory liquidation and bankruptcy of the Insured organisation
- The appointed loss adjuster by AVA 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.



CaseTrust Department, Consumers Association of Singapore
170 Ghim Moh Road #05-01, Ulu Pandan Community Building,
Singapore 279621

TEL (65) 6461 1800 • FAX (65) 6463 7048

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Renovating your home can be a rewarding yet stressful journey. For better peace of mind, leave your home in the trusted expertise of these design firms which have undergone stringent checks and are accredited with Case-Trust RCMA*. Engage their services to protect your deposit payment through the purchase of a deposit performance bond.

- 88 Design 4 Space Pte Ltd
- 90 Inspire ID Group Pte Ltd
- 92 Livinci Builders
- 94 MJS Interior Pte Ltd
- 96 Noble Interior Design Pte Ltd
- 98 Rezt + Relax Interior
- 100 Starry Homestead 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.

DESIGN
4 SPACE
PTE LTD

INSIDE
STORY



Home
Type

5-Storey
Terrace
House



Floor
Area

4,478
sq ft



Reno
Period

8
weeks



Homeowners'
Profile

Family
of 3



Design
Brief

Modern
Grandeur



Living Area

As one of main design highlights of this landed home, the six-metre ceiling proved to be an integral aspect of the renovation process. Designer Zheng Jian Wen from Design 4 Space, who helmed the renovation, says: "We put together a two-tone design treatment to scale the feature wall. It is part marble and part mural. We also worked in a loft level to create a cosy space and display showcase." All these additional touches help to elevate the aesthetics and maximise the functionality of the double volume ceiling.

The High Life

TAKING MODERN LUXURY TO NEW HEIGHTS IN THIS SPRAWLING LANDED HOME, DESIGN 4 SPACE CREATED A TIMELESS LIVING SPACE FOR LIVING AND ENTERTAINING WITH IMPECCABLE FLAIR.

Dry Kitchen

With the homeowners entertaining on a regular basis, having a well-equipped kitchenette was very much necessary. Jian Wen installed an L-shaped counter which hosts ample storage for their food preparation needs. He also sourced for metal shelving to go with the feature wall to emit a floating and lightweight effect.



Dining Area

Luxurious and lustrous surfaces make up the material palette of the dining area. Jian Wen explains more about the material selection: "We wanted to open up the space with a modern and sophisticated expanse, and using dark tinted mirrors and a beautiful dark marble tabletop met the design brief." The mirrored feature wall adds to the impression of space and stretches the visual height of the double ceiling as well.



Master Bedroom

Dressing the feature wall with wallpaper, Jian Wen wanted to bring a softer touch to the master suite. The mural wallpaper achieves the desired effect of injecting a cosy hotel-worthy style. Over at the other side, he utilised wood strips to adorn the wall and to better balance the overall look. Within the wood strip style treatment is a hideaway door which conceals the entrance to the ensuite bathroom.



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INSPIRE ID
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INSIDE
STORY



Home
Type

Resale
4-bedroom
condo unit



Floor
Area

1,765
sq ft



Reno
Period

8
weeks



Homeowners'
Profile

Family
of 3



Design
Brief

Modern Asian
Style with
Open-Concept
Layout



Urban Oasis

A WORLD OF BESPOKE TRANQUILLITY UNFOLDS IN THIS CONDOMINIUM UNIT DESIGNED BY INSPIRE ID GROUP, WHERE ZEN ACCENTS MEET WITH A MODERN OPEN CONFIGURATION.

Living Area

To conjure an inviting atmosphere, designer Russell Chin from Inspire ID Group worked in Asian Zen style elements through wood strip details on the feature wall. It highlights the visual expanse of the custom-built TV console and with the addition of warm lighting; it also accentuates these modern symmetrical details. Marble-effect laminates are used for the doors of the custom cabinetry and this completes the picture of laidback sophistication.

Kitchen

A bold colour ensemble of blue and white custom carpentry works defines the open-concept kitchen. This wall-free setting and striking colour contrast introduce the contemporary style into the cookspace. For the flooring, Russell chose wood-look homogeneous flooring installed in a staggered arrangement to usher in warmth to the space.



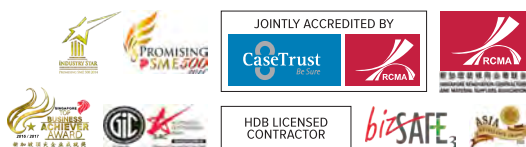
Master Bedroom

Warm colours reign in the master suite which has been expanded by merging two rooms into one. The application of special effects paint (Ottocento AN753) for the headboard wall adds a subtle silver shimmer which aligns well with the soft lighting and custom carpentry. It creates a lightweight, almost floating effect for the bedframe. The TV console feature wall has been laid with dark marble-look surfaces which add to the understated look of luxury in the room.



Walk-In Wardrobe

No hotel-worthy bedroom is complete without a walk-in wardrobe and Russell has fully maximised the bedroom space by framing the room's walkway with custom carpentry. A series of closed and open cabinetry paves the way into the ensuite bathroom and a glass display has also been installed to store and showcase the homeowners' fashion accessories in good order.



INSPIRE ID GROUP PTE LTD

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FACEBOOK www.facebook.com/inspireidgroup

LIVINCI
BUILDERS
PTE LTD

**INSIDE
STORY**



Home
Type

3-Storey
Penthouse



Floor
Area

3,305
sq ft



Reno
Period

3.5
months



Homeowners'
Profile

Family
of Five



Design
Brief

Modern
Luxury



Grand Aspirations

STYLISH SOLUTIONS WHICH LEAN TOWARDS A MATERIAL AND COLOUR PALETTE OF LUXURIOUS UNDERTONES MAKE UP THIS LANDED HOME DESIGNED BY LIVINCI BUILDERS.

Living Area

A picture of modern sophistication, the living area is embellished by luxury accents such as marble and gold. Helming the renovation is Managing Director Jimmy Hong from Livinci Builders and he says: "We considered the penthouse's design sleek and contemporary and felt that using these natural materials such as wood and marble would create a balanced aesthetic." "Furthermore, these materials are well-liked by the homeowners. Using Portoro marble which displayed streaks of gold accents for the feature wall in the living area, it elevates the level of class in the space.



Communal Areas

A sprawling ceiling feature elongates the visual scale of the shared living and dining zones. Framed by a thick black border, the textured details and warm lighting within the recessed ceiling feature soften the entire setting. With that, the entire space is conducive for relaxing and entertaining company.

Master Bedroom

Following the assigned palette of warm neutrals with a luxurious note, the master bedroom's main wall is filled with copper accents with a distressed detail. Wooden flooring in a dark rich tone adds to the quiet sophistication in the room.



Bathroom

A warm ensemble of soft lighting and wood accents creates a calming atmosphere in the bathroom. To let the shower stall take centre stage, Jimmy utilised an understated contrast of wood-look tiles paired with textured stone tiles to create a striking visual demarcation.



BCA REGISTERED
CONTRACTOR

HDB LICENSED
CONTRACTOR



LIVINCI BUILDERS PTE LTD

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MJS
INTERIOR
PTE LTD

**INSIDE
STORY**



Home
Type

4-Bedroom
Condominium
Unit



Floor
Area

1,600
sq ft



Reno
Period

8
weeks



Homeowners'
Profile

Family of
Three



Design
Brief

Modern
Luxury



Hide & Sleek

BESPOKE TOUCHES OF CLEVER HIDEAWAY DESIGN
FEATURES MEET WITH A SOOTHING COLOUR PALETTE TO
CREATE A FAMILY LIVING SPACE OF EASY ELEGANCE.

Living Area

Earthy textures in the form of warm neutrals dial up the visual drama in this living area. Exuding an expansive air of opulence, these welcoming colours and textures are accentuated by the application of warm lighting. Handy and stylish niches in symmetrical forms add a stylish expression as well as more functionality.



Kitchen

With the wet kitchen hidden behind a full-height sliding panel, the cookspace can easily retain its pristine and stylish appearance with the panel shut. The designers from MJS Interior have embellished the sliding door with gold strips in a sleek asymmetrical arrangement. This conceals its appearance as its functioning sliding panel, and more of a seamless design feature.

Dining Area

Staying in for dinner is an extravagant affair with the sleek wall feature featuring full-height tinted mirrors and warm recessed lighting. A curved custom-created form at the back has been transformed into a bar counter and this unique centrepiece breaks the boxy details in the shared communal zones.



Master Bedroom

Dressed in bronze patterned wallpaper, the master bedroom's immaculate stylings are heightened by warm recessed lighting and gold trimmings. A wall of showcases with tinted mirror backing lights up the walkway with further grandeur and a brighter visage of space.



MJS INTERIOR PTE LTD

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NOBLE
INTERIOR
DESIGN

INSIDE
STORY



Home
Type

Executive
Condominium



Floor
Area

1,098
sq ft



Reno
Period

8
weeks



Homeowners'
Profile

Family
of 3



Design
Brief

Noah's Ark



All Aboard

FORM MEETS FUNCTION IN THIS SPACIOUS FAMILY HOME, WHERE THE DESIGNERS FROM NOBLE INTERIOR DESIGN HAS CONCEPTUALISED AN INTERESTING ARK-INSPIRED THEME PACKED WITH PRACTICALITY.

Open-Concept Kitchen

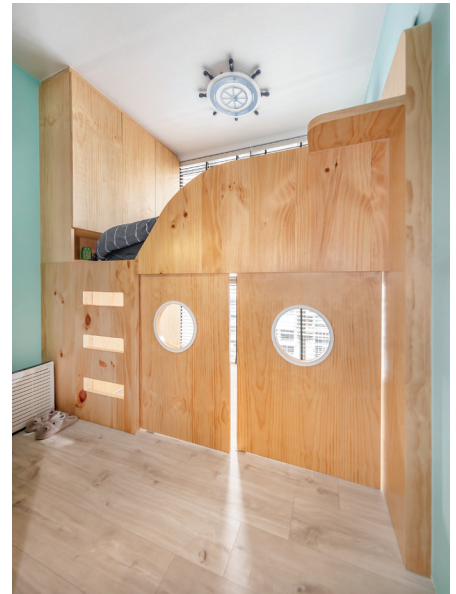
Wood decking details on the kitchen cabinetry draw out a nautical style accent which accentuates the ark-inspired theme.

To project a lightweight impression for the open-concept space, the use of tempered glass as the backsplash lets daylight filtrate into every corner for a spacious appeal.

This see-through backsplash also allows the homeowners to enjoy the view of their 'Noah's Ark' living room centrepiece while cooking.

Study

A hideaway series of storage fills up the entire study room wall. To create an outstanding ensemble of open showcase cabinets, the designers adhered to the ark-inspired theme and created arresting forms which resemble the windows of a boathouse. They also worked in a study table bearing similar laminate finishes to complete the look.



Common Bedroom

A bedroom and playroom all rolled in one, the custom-built bunk bed offers its little occupant a fun-filled haven. It echoes the boat-like style accents in the living room and is finished with rustic wood-look laminates. Cut-out details on the bottom bunk's doors and steps define each area of this well-conceptualised 'boathouse' fixture.



Living Area

An ark-like form takes centre stage in the living area and it comprises of a complete ensemble of the TV console, storage and showcase cabinets. Adding visual interest to the living zone with its soothing and shapely details, the choice of light-hued laminates for the custom-built fixture provides a modern counterpoint. The designers also went with mostly closed storage compartments with a few standout open shelving details to keep the overall look sleek and understated.

REZT+RELAX
INTERIOR
DESIGN

INSIDE
STORY

Home
Type

Resale
3-room
HDB flat


Floor
Area

800
sq ft


Reno
Period

8
weeks


Homeowners'
Profile

Married
couple


Design
Brief

Open-
Concept
Scandinavian



Breezy Edge

DECKED OUT IN AN AIRY NORDIC FLAIR, THIS RESALE 3-ROOM FLAT UNIT BY REZT+RELAX BOASTS THE PERFECT CANVAS TO SHOWCASE ITS HOMEOWNERS' INTERESTING DESIGN PERSONALITIES.

Living Area

Merging the warmth of the Scandinavian style with a modern sensibility, this resale flat belonging to a married couple in the entertainment industry has been completely transformed by Senior Interior Designer Danielle Teo from Rezt+Relax. She says: "We did some reconfiguration for the living area by putting up a dual-sided wall." One side is the wall backing for the wardrobe within the master bedroom which saves on space, while the other sporting chevron patterns serves as a focal point and an 'OOTD' accent wall for the homeowners.

Communal Areas

By taking down the boundary wall between the previously enclosed kitchen and other communal spaces, Danielle has introduced an abundance of light and air within the confines. "We also utilised the similar application of grey homogeneous flooring tiles for most parts of the home to maintain a spacious appearance," she adds.



Kitchen

The bold blue-and-white colour theme is reflected upon the striking ensemble of kitchen surfaces ranging from matte laminates to quartz countertops. At the heart of the kitchen is an island counter clad in a waterfall effect of white quartz.



Master Bedroom

While the bedroom is on the petite side, this did not deter Danielle from skimping on the host of amenities in the room. A sprawling wardrobe swathed in dark tinted glass doors reflects the appearance of light and space. She also painted the feature wall in a calming tone of blue to reduce the visual distractions from the recessed structural wall.



REZT+RELAX INTERIOR DESIGN

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STARRY
HOMESTEAD
PTE LTD

INSIDE
STORY



Home
Type

Resale
5-room
HDB flat



Floor
Area

1,000
sq ft



Reno
Period
8

weeks



Homeowners'
Profile

A newly-
married
couple



Design
Brief

Nordic
Scandinavian



Scandinavian Serenity

AWASH IN SOFT NEUTRAL COLOURS, THIS RESALE FLAT BY STARRY HOMESTEAD GETS A FRESH LEASE OF LIFE AND AN INCREDIBLE SENSE OF SERENITY.

Living Area

Once old and outdated, this resale HDB flat unit has been completely stripped and re-done to accommodate its new Scandinavian aesthetic. With Design Manager Rex Neo from Starry Homestead helping the renovation, he updated the flat from the inside and out. He needed to rectify several pre-existing structural defects such as shoddy drainage piping. With everything resolved, he and his team decked the living area with vinyl flooring and a fresh coat of white paint.

Dining Area

Melding the existing structural fixtures such as the curved columns and cornices in the dining area with the Scandinavian aesthetic was another design challenge faced by Rex and his team. With some ingenuity, he designed a full-height storage fixture to fit in well with the columns spatially and aesthetically. This also serves as a functional visual point to anchor the dining area.



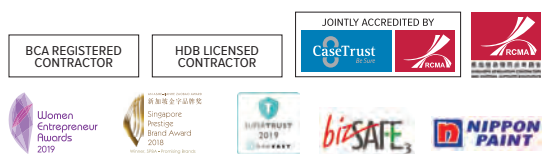
Kitchen

A warm-looking ensemble of wood-look surfaces such as the homogeneous tiles and KompacPlus countertops fills the kitchen with a cosy Scandinavian appeal. Besides the usual counter and overhead cabinetry, the design team also worked in shelving for the homeowners to display their favourite artwork. This adds colour and creates a spacious effect as there is less visual bulk. It also highlights the tonal colour and textures of the marble-effect tiles on the backsplash.



Master Bedroom

A soothing aura is conceived in the sleeping quarters with the calming colour palette. Vinyl flooring is well paired with a cool paint shade for the feature wall. This accent colour helps to minimise the visual distractions of the recessed wall and air-conditioner piping while framing the bedframe with a gorgeous Nordic flair.



STARRY HOMESTEAD PTE LTD

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CENTRAL SHOWROOM 511 Balestier Road, Singapore 329849

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TEL (65) 6778 6866 • **EMAIL** enquiry@starryhomestead.com

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A modern interior space featuring glass railings on a staircase, a glass display cabinet, and a glass-topped table. The background shows a window with sheer curtains and a vase of white flowers. The overall aesthetic is clean and contemporary, emphasizing the use of safety glass.

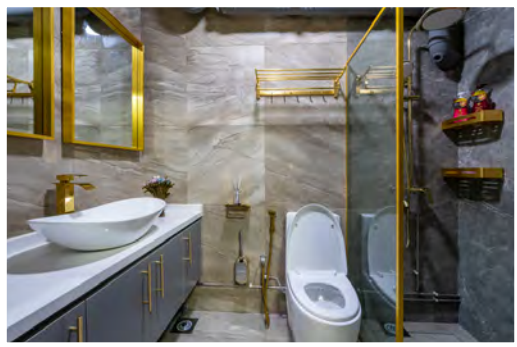
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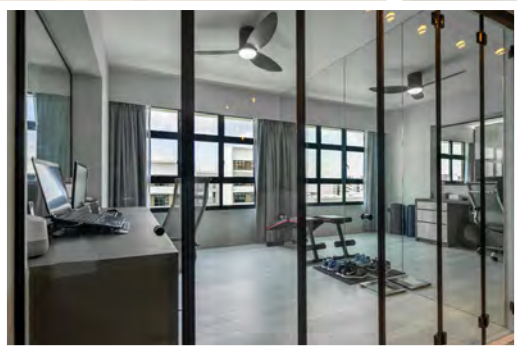
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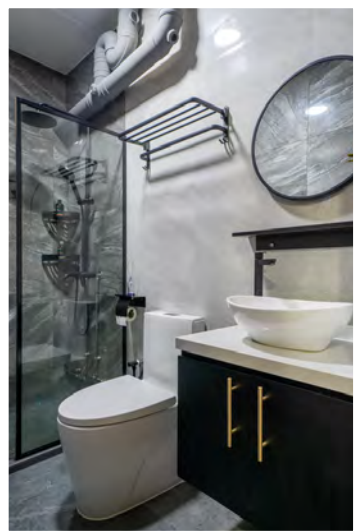
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Trendwatch 2021

WHAT'S HOT, WHAT'S NOT AND WHAT'S TIMELESS ENOUGH TO GO THE DISTANCE.

HOT

MUJI-Inspired Minimalism

Home, to many, is pretty much a getaway from the hustle and bustle of city life. It relaxes and recharges your body and mind after a long day of work; which explains why many homeowners seek inner peace in the comfort of the home. This has led them to take inspiration from the simple but practical aesthetic of the MUJI retail brand and thereafter, the emergence of Japanese minimalism or Japandi is growing in popularity in many local homes.



DESIGN BY MERRY MEN INTERIOR

➤ **KEY DESIGN NOTES:** Solid woods and artisanal accents such as Japanese tatami mats form a big part of the Japanese way of life. Hideaway storage underneath Tatami-inspired raised platform will increase the functionality of your space.

NAIL THE LOOK:

Modular storage solutions such as the String System fulfil the uncluttered and adaptable aspect of the MUJI-inspired style.



IMAGE COURTESY OF STRING



STYLE DON'T:

Too many unfinished surfaces will not do much for a space, and might instead make the whole space look cramped, dark and unappealing.

NOT

Industrial Overload

Too much of a good thing can create a less than desirable effect, and it rings true for the hotly popular industrial style. Borrowing heavily from warehouse style accents such as cement screed surfaces, exposed piping and trunking, and other distressed and unfinished touches, the final look is usually brimming with character. However, when there is an overkill of these industrial style details, it can cause a stark and sterile look that strips away the warmth of home.



IMAGE COURTESY OF MELODY MAISON



DESIGN BY VERSA FORM



COLOUR SCHEME:

Instead of regulating to a grey or black colour scheme for an industrial look, try mixing it up with pops of colours to balance things out.



NAIL THE LOOK:

Plants can breathe life into a space and it can bring much vitality to offset the heavy textures of the industrial style.



KEY DESIGN NOTES:

Light-coloured surfaces are great for accentuating that spacious, loft-like feel. To better demarcate the space, go for glass dividers which still advocate the flow of natural light without walling everything up.

HOST WITH THE MOST:

If you enjoy entertaining regularly, an open-concept kitchen is your best bet. It can lay separate from the main living and dining zones, but having a breakfast or bar counter will add much convenience to your hosting duties.



TIMELESS

Open-Concepts

More of a configuration rather than a style, the wall-free layout brings much potential to our space-starved flat and apartment units. Without obstacles to stand in the way, everything looks better washed in light and of course, more spacious. Making your home bigger and brighter, the main question is how many walls should you have hacked away and what should be the golden ratio? It all depends on your lifestyle and privacy needs. Below are some successful examples to guide you along.



NAIL THE LOOK:

No walls, no problem. Flexible screens or curtains can still offer much needed privacy wherever and whenever you need some time by yourself.



COLOUR SCHEME:

Pastels not only add a lightweight and dreamy presence, it can add definition to the walls with the alternating colours.

DESIGN BY STUDIO FORTYFOUR

HOT

Patterns & Pastels

It's official: Homeowners are getting more adventurous with patterns and colours, and it's leaning towards a more nature-inspired aesthetic. Think dreamy pastels such as the ocean's light blues, a sunset's soft pinks and sunny, subtle yellows that gel well together. The best part is, pastels are ideal in promoting a restful mood. Botanical patterns are also emerging strong as these leafy motifs give the impression of lush tranquillity. Another classic pattern is monochromatic accents which bring a strong and striking contrast.



IMAGE COURTESY OF PIXERS

✓ **KEY DESIGN NOTES:** Tiles with monochromatic details carry an on-trend style and this stand-out look can better define an open-concept area from other zones.



DESIGN BY ETHEREAL



NAIL THE LOOK: Try on a full-blown mural for a jungalow style, where contemporary meets tropical jungle.

TIMELESS

Mid-Century Modern

Sporting clean lines and gentle organic curves, the mid-century modern style has enjoyed an enduring popularity. As more homeowners are exposed to its classic, understated stylings, they will come to comprehend that much of this style is inspired by mid-century modern furniture. These iconic and vintage pieces have been adapted for modern lifestyles and generally, one large piece will set the tone perfectly.



DESIGN BY JOEY KHU

^ **COLOUR SCHEME:** A neutral or light-coloured backdrop that stays within a colour range will work well to offset the darker wood accents and solid colours synonymous with the mid-century modern style.

✓ **KEY DESIGN NOTES:** Dark woods, retro touches and clean lines with minimal fuss will easily conceive a mid-century modern touch, and transport you back to the 'Mad Men' era.



✓ **NAIL THE LOOK:** Uncluttered and sleek lines which promote poise are some of the distinguishing features of this style. Think tapered legs, wingback frames and soft contours.



IMAGE COURTESY OF DEBENHAMS



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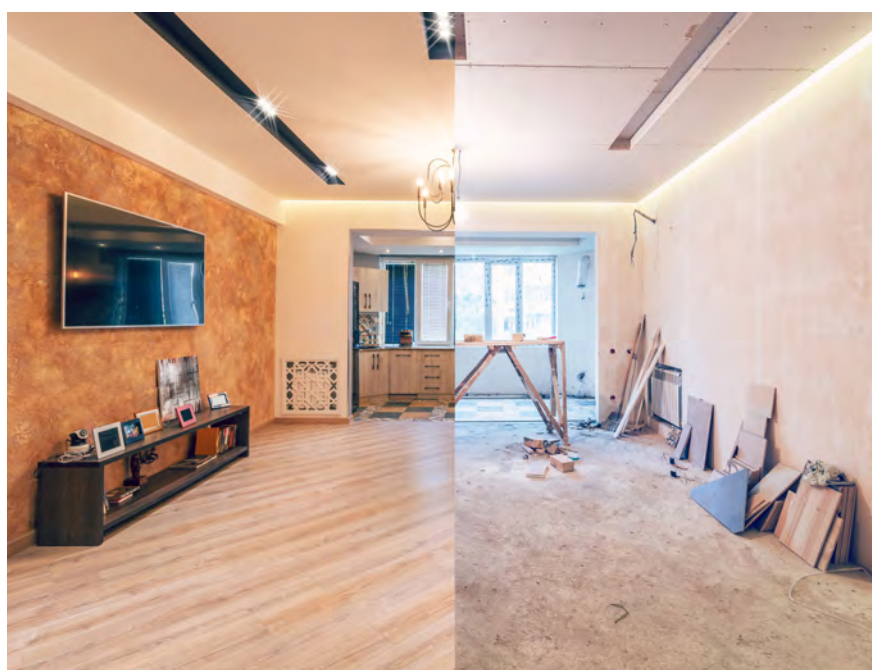
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✓ No-Stress Reno Checklist

WHAT HAPPENS AFTER KEY COLLECTION? HERE'S A PRACTICAL CHECKLIST ON WHAT YOU SHOULD DO TO MAKE YOUR UPCOMING RENOVATION A STRESS-FREE JOURNEY.



FRONT ENTRANCE

- ☐ **UTILITIES:** Activate your water and electricity supply.
- ☐ **KEYS:** Make sure each key, even the one for the letter box, works.
- ☐ **LOCK:** Get a digital lock or a number lock so your interior designer and the contractor can gain access during the renovation and you can change the code afterwards.
- ☐ **DOORBELL:** Get the electrician to hook up your doorbell or get a battery-operated doorbell.
- ☐ **FRONT DOOR:** With the door constantly open and different professionals coming in and out, check for scratches and damages, especially at the bottom of the door.
- ☐ **PRIVACY:** If your unit faces the lift lobby, you might want to consider a privacy divider such as decorative screen or string curtains.

LIVING & DINING

- ☐ **FLOORING:** Check for scratches and uneven installation.
- ☐ **FURNISHINGS:** Measure the floor and wall space for new furniture and entertainment appliances.
- ☐ **PAINTING:** Look out for cracks and patchy paint work. Get an extra tub of the same paint colour for future touch-ups.
- ☐ **POWER POINTS:** Switch on all the lights, including the bedrooms and kitchen, to ensure it doesn't cause a power trip.
- ☐ **WINDOWS:** Install solar films or day curtains and blinds to protect your furniture from sun damage and keep the space cool.
- ☐ **SAFETY:** Install window grilles if there are young children or pets in your household.
- ☐ **WIFI:** Set a date with your internet service provider to activate your internet connection.
- ☐ **DELIVERY:** Arrange furniture deliveries the same day your internet service provider comes so you don't have to take an extra day of leave.





BATHROOM

- ☐ **FLOOR MAT:** Place a floor mat outside the bathroom to catch dirt and to minimise wet and dirty footprints during the renovation.
- ☐ **TILES:** Use a coin and gently tap on each wall tile. If it is loose or there is a hollow sound, it might indicate the tiles were not bonded properly.
- ☐ **WATER PIPES:** Check the piping for water leakages, especially for an old flat or apartment.
- ☐ **GROUT:** After chemical cleaning for your tiles are done, there might be holes within the grout lines. Get your interior designer or contractor to patch it up.
- ☐ **FIXTURES:** Besides installing the major sanitary fixtures, don't forget about the necessary smaller details like the towel rack and toilet paper and toiletries holders.

BEDROOM

- ☐ **COVE LIGHTING:** Besides testing the lighting, look out for cracks, nail holes or uneven joinery for the false ceiling.
- ☐ **WALLPAPER:** Always get extra wallpaper so if air bubbles or damages occur later, you have the option of a do-over.
- ☐ **MATTRESS:** If your mattress or bed frame arrives early, way before your wallpaper is up; cover it up with plastic covering.
- ☐ **CLEANING:** Schedule the cleaning for the floors, cabinetry and window frames after the renovation is done and before any bulky furniture arrives.



KITCHEN

- ☐ **KITCHEN APPLIANCES:** Shop for all your built-in major appliances like the hob, hood, oven and even the sink early so it can be incorporated into the cabinetry in time.
- ☐ **WET WORKS:** Purchase additional tiles just in case some of the existing floor tiles get scratched during the hacking and therefore, requires a replacement.
- ☐ **CABINETRY:** Make sure the carpentry has been sanded down properly and feel smooth. Open and close all the cabinet doors and make sure they swing smoothly, and check for uneven gaps when the doors are closed.
- ☐ **WATER HEATER & GAS:** Set a date to get your gas provider to activate the gas supply after your water heater and hob have been installed.

Style Lockdown

WHICH STYLE SHOULD YOUR NEW HOME TAKE ON? GET A CLEARER PICTURE WITH THESE 5 HOT STYLES POPULAR IN MANY LOCAL HOMES.



IMAGE COURTESY OF ARTYLICIOUS HOME & GIFTS



IMAGE COURTESY OF THE DESIGN GIFT SHOP



IMAGE COURTESY OF DELIGHTFULL



IMAGE COURTESY OF MORISU INTERIORS

Mediterranean

Think coastal or Santorini vibes when you adapt the Mediterranean style for your living space. It comprises soothing palettes of blue and creams, and tons of raw, natural textures. Recreating that relaxed and casual setting at home would require taking pointers from pristine white abodes and sparkling blue oceans. With that, you can furnish your space with wooden finishes, earthy or exposed white walls and tonal marine shades.



IMAGE COURTESY OF CREAMMORE HOME



IMAGE COURTESY OF BO CONCEPT



IMAGE COURTESY OF ESSENTIAL HOME



IMAGE COURTESY OF ETSY

Scandinavian Warmth

Why is the Scandinavian style such a highly sought-after look in Singapore? For starters, the minimalistic inclinations fit in well with our space-challenged abodes and help to enlarge its visual appearance. There's also a cosy aspect to it that makes whitewashed Nordic-inspired settings lean towards a warm and inviting living space. And what's this about Scandinavian furnishings being highly versatile and compact, while placing equal emphasis on form and function? All these attributes sound like a perfect fit for our local homes.



IMAGE COURTESY OF NORSINTERIORS

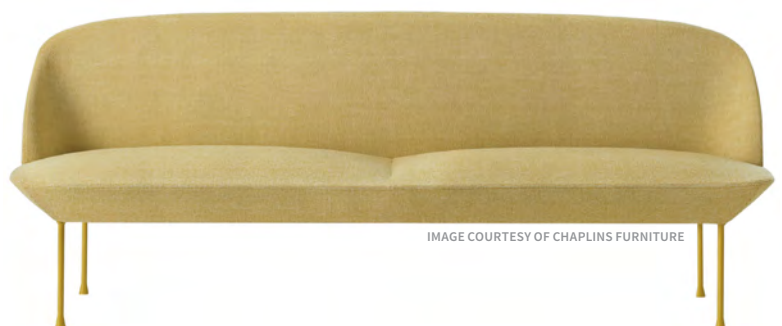


IMAGE COURTESY OF CHAPLINS FURNITURE



IMAGE COURTESY OF MAISON VALENTINA

Luxe it Up

Explore your wanderlust for Europe, London and New York through the old world charm of gilded touches and noble colours. These prestigious locales are where the world's elite congregate. Encapsulating this refined lifestyle into your home would require luxurious details such as leather chesterfields, metallic colour palettes and polished marble. All these touches speak of timeless class that will last for generations to come.



IMAGE COURTESY OF ESSENTIAL HOME



IMAGE COURTESY OF ESSENTIAL HOME



DESIGN BY MESH WERK STUDIO



IMAGE COURTESY OF L'OTTOCENTO



IMAGE COURTESY OF MELODY MAISON



IMAGE COURTESY OF MELODY MAISON

Industrial

Emerging from the manufacturing sector and focusing on function is the industrial style. Raw, unfinished and achieved with rough surfaces and materials which indicate an industrial past, the industrial style utilises wood and metal heavily, as well as exposed pipes and ducts, cement screed and upcycled furniture. The result is a 'warehouse' look which combines a true industrial feel and this has become a highly sought-after style with many local homeowners.



DESIGN BY UPSTAIRS



IMAGE COURTESY OF BRABBU DESIGN

Modern Contemporary

Defined by simplicity and subtle sophistication, the modern contemporary style uses a basis of lines and space. With these architecturally-inspired lines, interiors usually showcase space, rather than things. Therefore, it is not uncommon to find the use of bold colour blocks, high ceilings and geometric forms to express the understated appeal of lines. Neutrals, black and white often make up the colour palette which ground and define the space. By focusing on colour, space and forms, modern contemporary interiors are sleek and fresh.



IMAGE COURTESY OF MINK INTERIORS



IMAGE COURTESY OF DELIGHTFULL



IMAGE COURTESY OF ESSENTIAL HOME



DESIGN BY AKIHAUS



IMAGE COURTESY OF ESSENTIAL HOME

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Word of Mouth

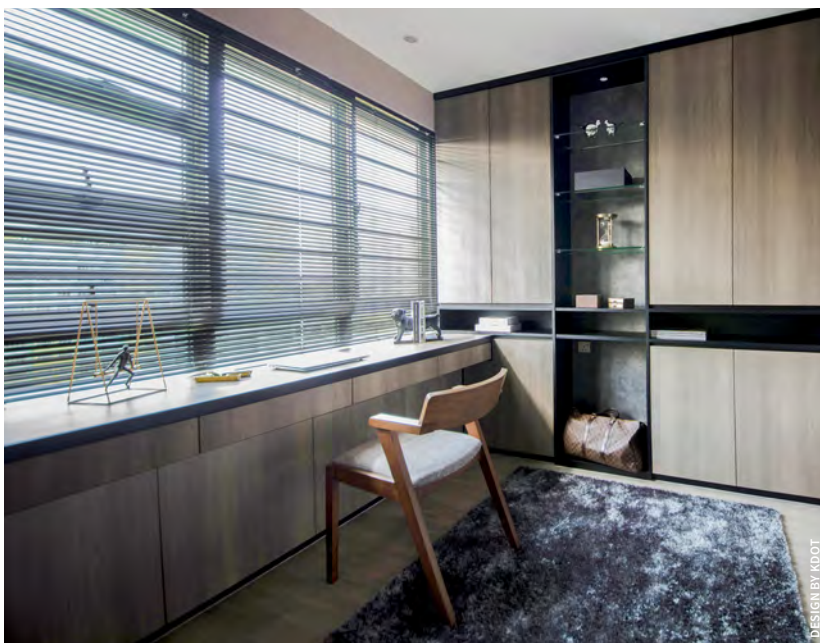
"Reach out to friends who have recently completed their renovations and ask if you can check out their new place. If you like what you see and they have a glowing review of their design providers, you can probably engage the same team with little to worry about."

RAPHAEL, HOMEOWNER

Cookie-Cutter Packages

"Renovation packages may offer very attractive prices but the truth is, your home will probably end up looking like something out of a template. And if you want to add on extras, the additional costs all add up and the final cost might be more than getting a bespoke design."

TIM, HOMEOWNER



Detailed Checks

"I wish I was more diligent while choosing the right interior designer. I would have been more thorough in going through their previous references and checking out their projects in person."

KEAN HOU, HOMEOWNER



Unforeseen Costs

"Don't assume that the first quote will be close to the final quote. Try to factor in an extra 20 per cent for your renovation budget. The mid-range tiles that we ordered went OOS and we had to pay more for similar but pricier tiles in order to meet our reno timeline."

JUNE & JUSTIN, HOMEOWNERS

Save Your Conversations

"For important decisions or discussions with your designer or contractor, try to write, record or have everything down in black and white. Even a text message counts. With so much going on, mistakes are bound to happen and you can trace back past conversations through your notes or saved text messages."

ELAINE, HOMEOWNER



Fuss-Free Grout

“Having black grout lines instead of white was the best decision I ever made for my bathrooms. This tiny design detail really makes a big difference for a low-maintenance setting.”

STELLA, HOMEOWNER

Tape for success

“One thing that really helped us to better visualise the placement of each piece of furniture was by taping off parts of the floor to the measurements of the pieces we wanted to buy. This came in handy especially for our online furniture purchases.”

JUNE & JUSTIN, HOMEOWNERS

Quality Priority

“Skimping on the things you use and touch every day is a big no-no. Things like doors, hardware, faucets, appliances and cabinetry will have to endure daily wear and tear so quality should not be compromised because of budget.”

TIM, HOMEOWNER



Marble Oversight

“We love marble so much we wanted them everywhere and even in our bathroom. BAD IDEA. The white Carrara marble bathroom countertop became discoloured and yellow due to the high moisture level and we had to replace it after three months.”

JUNE & JUSTIN, HOMEOWNERS

Real-Time Palettes

“I used a paint visualiser app to try out different colour schemes in my HDB flat unit. Just snap a photo of the room you want to paint and the app will virtually fill your walls in the image with the chosen colours.”

ELAINE, HOMEOWNER





IMAGE COURTESY OF DULUX

Cost-Friendly Designs

Be practical about the design of your carpentry works. Rounded, irregular designs will definitely cost more and take longer to build than the standard linear designs.

PEIXIN & GEORGE,
HOMEOWNERS

Photo Hunt

“Before the renovation starts, take a photo of every room. Having ‘before’ photos helped me to determine that one of the cracked flooring tiles wasn’t chipped before the renovation commenced.”

ELAINE, HOMEOWNER

Logistics Planning

“Make sure the furniture you’re about to buy can fit into your elevator or be moved up through the staircase. I made the mistake of buying a sofa which was much too big to fit through my HDB flat estate’s staircase and in the end, I had to exchange it for a smaller model.”

KEAN HOU, HOMEOWNER

Smoke-Free Zones

“If you are a stickler for people smoking in your unit during the renovation, voice out your concerns with your designer or contractor and set some ground rules.”

ELAINE, HOMEOWNER

Site Visits

“Check on the house as often as you can. I popped over after work and during the weekends to check on the work progression and that all the design details were to my expectations.”

TIM, HOMEOWNER

Key Convenience

“There was a lot of activity and different groups of people entering my unfinished unit. To minimise the hassle of having to come back to open the door for the contractor, design crew or even accept last-minute deliveries, I used a number lock to allow some of these people to let themselves in. That said, I changed the number combination pretty often for security measures.”

GWEN, HOMEOWNER



DESIGN BY KOOT

Reno Refreshments

“Do leave bottled water or packet drinks in the fridge for the contractor and their workers. A little kindness can go a long way.”

KEAN HOU, HOMEOWNER

Neighbourhood Watch

“Exchange contact info with your new neighbours. They will not only notify you when there are group buys but can text you if they notice something amiss during the renovation.”

JEAN, HOMEOWNER



Spare a Room

“Set aside a room such as the storeroom which will not be renovated to store bulky items. I kept some of the kitchen appliances and fixtures such as the hob, hood and the sink that were installed together with the cabinetry.”

STELLA, HOMEOWNER

Reno Remains

“No matter how much we cleaned, there always seemed to be a layer of dust on the floor after the renovation. It took more than few rounds to get rid of all the remaining dust and dirt so we recommend not laying down the carpet or area rug for the first few weeks after moving in.”

JUNE & JUSTIN, HOMEOWNERS



IMAGE COURTESY OF NORSU INTERIORS



DESIGN BY JOEY KHU

Power Up

“Make sure you have enough power points, especially in the bedroom, kitchen and living area.”

ELAINE, HOMEOWNER

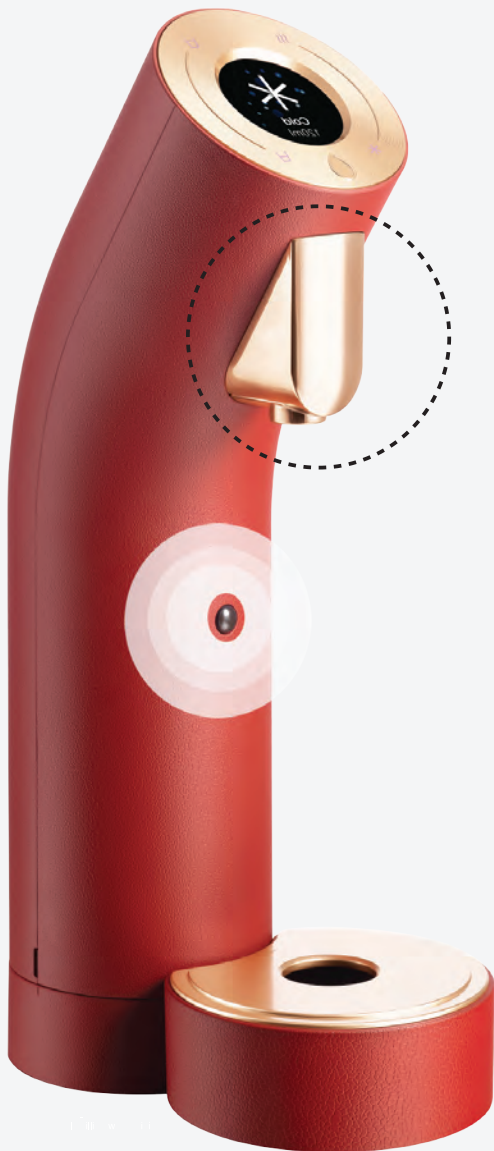


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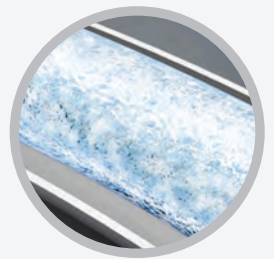


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Configure & Conquer

PLANNING YOUR COMMUNAL SPACE REQUIRES FORESIGHT AND SOME INGENUITY. DISCOVER HOW TO MAKE THE MOST OUT OF YOUR LIVING AND DINING ZONES WITH THESE TRIED-AND-TESTED METHODS.



DESIGN BY HOUSEOFCHAIS

The local home is all about practicality, which explains why the floorplan is designed with function in mind. While the sizes and layouts might vary, every living space will typically host three hot spots in its communal areas. There's the front entrance or a foyer if there's enough room to make a striking first impression with artful display accents. What follows after is usually the living

zone which functions as a social hub to welcome guests and for the family to indulge in a spot of entertainment and relaxation. Last but not least, the dining zone works as an extended area for hosting guests and an important space for mealtimes and familial bonding. Whether your floor area is compact or spacious, make it work by laying things out in terms of function, size and form.

Balancing Act

Living areas that occupy 4-room HDB flats are analogous to the Goldilocks principle – they're neither too big nor too tiny. Both living and dining zones that have been furnished with full-sized furniture can sit comfortably within its floor area – but you should still be frugal with the use of space when designing these two zones. Think round coffee table that takes up lesser footprint than a rectangular one; or skip the traditional dining place in lieu of its more svelte counterpart – the breakfast counter. Not only will these small but impactful moves give the interior much-needed breathing space, it also provides owners with extra square footage to experiment with more when it comes to designing the living room.



IMAGE COURTESY OF SWEETPEA WILLOW

◀ A see-through glass table can advocate a larger impression and the rounded form is spatially more ideal for a living area with tight walking room.

▼ Rather than a regular dining table, a multi-purpose island counter can serve as the dining area as well as a food preparation station.



DESIGN BY HOUSEOFCHAIS



Divide & Conquer

Residents of 5-room flats are blessed with the luxury of space – particularly in the living area. This means you get to try out different configurations for your interior and furnish it to your heart's desire. Arranging the living and dining zones in a linear fashion helps to keep communication channels open in this part of home.

Another popular option with home dwellers is to make use of the bonus square footage to create a brand new room. Wall partitions tend to feel closed in, so aim to keep it barrier-free unless privacy is priority. Find smart alternatives such as open bookshelves and low cabinets that help to create a division of space without enclosing it entirely.

▶ A see-through bookshelf, which allows access on both ends, makes a great divider to segregate different living areas without obstructing light or visual space.



IMAGE COURTESY OF ARTISANTI

▶ A two-sided sofa can help to better demarcate a shared living zone and yet keep the flow of space open and fluid.



DESIGN BY ADOT

Living Large

The communal zone in a 3-room flat may be Polly Pocket sized, but it can still be stylish and functional with the right game plan. And that's making your apartment look bigger than it really is.

Keep furniture pieces compact and preferably low-slung, and pare down to only the essentials – like a sofa. If you're one who entertains regularly, outfit it with an ottoman or foldable chairs that can be kept away until the next guest pops by.

A regular coffee table might not fit into your narrow interior; instead, opt for a petite end table that can be shuffled around easily. To avoid space wastage, arrange your furniture flushed against the wall or fit a basket in neglected corners for stashing stuff away.



IMAGE COURTESY OF FLORA FURNITURE

▲
A multi-purpose trolley table is easy to move around to make space for extra walking room.



DESIGN BY DISTINCT IDENTITY



IMAGE COURTESY OF MELODY MAISON

▲
Alternatively, a side table with rimmed edges rather than a proper coffee table will also work well in a compact three-room HDB flat unit.



Open Communication

The open plan layout is the new-age, social-savvy version of its more formal and traditional counterpart. Multiple zones like the living room, dining area and kitchen are interconnected in a single space – complementing and flowing into one another seamlessly. Its lack of barriers encourages light to bounce around more merrily to evoke an illusion of spaciousness, making it appealing to small apartment dwellers. Families constantly on-the-go also appreciate how this openness makes the place more conducive to congregating and provides the opportunity for kinfolks to be together while going about their own activities. Without walls, it can be tricky to ground an open plan interior.

To add focus, define it with drama. For example, call attention to the sitting area with a statement light fixture, or create impact in the dining room with a backdrop of wall mural or an artwork. Another tried-and-tested method to define zones is with the use of different floor finishes or covering.

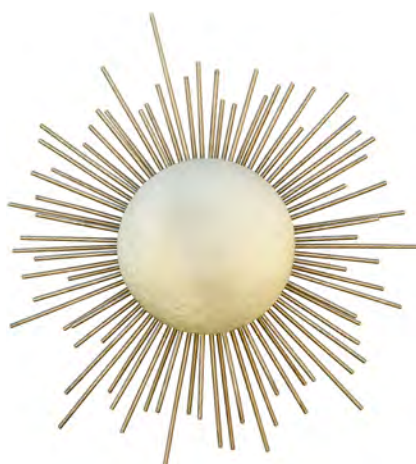


IMAGE COURTESY OF MAISON VALENTINA

▲ Using different ceiling treatments can clearly act as a line of segregation for different zones.

▲ A statement piece such as an outstanding wall lighting or ornate mirror can anchor a space with its dramatic details.



IMAGE COURTESY OF LAGO

- ◀ Create a visual distraction with furniture of irregular proportion instead of something regular and streamlined.

Plants and woody touches like rattan furniture can better mask an irregular floor plan and soften the overall ambience.

Odd-shaped Layouts

An odd-shaped room happens when walls are either too long or short, or they don't meet at perpendicular angles, resulting in awkward nooks. Instead of fretting over this architectural imperfection, think of it as a fun-sized way to add a focal point in your room. For instance, an uneven corner could be the perfect spot for a potted plant or your collection of travel curios. With wall partitions, offset any off-the-mark proportions by using furniture pieces such as a bookshelf, table or cabinet to counterbalance. However, if you're really at wit's end, it's advisable to rope in the help of an expert to craft built-in cabinetry that will fit your space to a tee.



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Less is More

WITH THESE 5 CLUTTER-BUSTING DESIGN IDEAS, TURN YOUR KITCHEN INTO THE EPITOME OF #KONMARIE MAGIC



1. Counter-Free Counters

Apart from making a kitchen appear unsightly, a messy worktop also hinders the home cook from carrying out tasks efficiently. Keep commonly used items such as spices and knives clear off counters and up on walls – so they can still stay within reach. Utilise nifty wall storage solutions like magnetic bars, racks and rails to free up precious prep space.



IMAGE COURTESY OF YELLOW OCTOPUS

2. Corral with Containers

There's a certain satisfaction in seeing uniform containers of dry goods and ingredients – all neatly lined up in your cabinet. Clear ones improve visibility. Or why not up the game by labeling each canister clearly. Not only will this speed up preparation work, you'll also avoid food going past its expiration date because it was out of sight and thus, out of mind. Here's good news for the space-conscious. Like containers tend to fit better together, helping you maximise every inch of precious shelf space. So, decant and store your goods wisely.

3. Tame Overburdened Drawers

It's easy to get lost in the labyrinth of space within drawers. Give cutleries and chef's tools a place they can call their own by apportioning interiors with adjustable trays, dividers and inserts. This way, your implements don't get jumbled up and stay where they're supposed to – so you waste less time searching. We also love how the modular nature of these interior fittings enable you to create a customised arrangement that suits your needs. Plus, they're really easy to install.



IMAGE COURTESY OF YELLOW OCTOPUS



DESIGN BY KDOT ASSOCIATES



DESIGN BY KDOT ASSOCIATES

4. Upgrade Your Pantry

Like the kitchen version of the walk-in wardrobe, a full-size pantry houses all of your food supplies and ingredients in one place. This dedicated provisions storage unit is typically fitted with a motley of storage implements including drawers, baskets, roll-out racks and pocket doors. Some are even equipped with lighting to make searching for a quick midnight snack ever so effortless. What's more, these larder units are built tall and slender to conserve the use of floor space – allowing its use even in compact kitchens. What's not to love?

5. Heart of the Kitchen

Are small appliances like toaster ovens, juicers and coffee makers taking up space on your countertop? Small kitchens can benefit from having an island, provided it doesn't hamper movement.



8

Details that Make a Great Kitchen

WHEN THE RIGHT DESIGN DETAILS FALL IN PLACE, A GOOD-LOOKING KITCHEN CAN THEN FUNCTION BEAUTIFULLY. HERE'S HOW TO CREATE THE MOST EFFICIENT COOKSPACE REGARDLESS THE FLOOR SIZE.

If you take pleasure in cooking and home entertaining, the kitchen forms an undeniably big part of home. To make time spent here even more worthwhile, it's important that you build a space that works most efficiently for you no matter the floor size. While no two kitchens are alike, we've listed the essential design details you can consider when configuring your very own hardworking room.

1. Galley Style for Space-Challenged Kitchens

Characterised by two parallel lines of cabinet units with walking space in the middle, this layout may be lean but it is packed with everything a domestic chef needs to cook up a storm. As the sink, prep counter and cooktop sit in a single row where they're positioned at an equidistant away from the refrigerator, this helps move things along during hectic meals preparation sessions.

2. Glass Partitions for a Brighter & Bigger Appearance

Many BTO flat owners prefer to have glass partitions in place of solid walls to welcome more light into the constrained cooking zone and to encourage a sense of connectedness to the common area. It holds practical value in a small kitchen as they help keep fumes and unpleasant odours at bay and away from the living areas.





IMAGE COURTESY OF WONG WELIANG

3. U-Shaped Versatility

The U-shaped layout is similar to the galley, but it has one access closed off. Three adjoining rows of cabinets translate to an expansive storage and work surface. It offers versatility to turn a front-facing counter into an island or breakfast counter. This removes the need for a dining table – thus saving precious space.



DESIGN BY THEREALL

4. Island Life

Younger residents are gravitating towards open-plan living; connecting the kitchen to the communal zones and making it a less rigid and more sociable space. Equip the island with seats on one side, and it doubles as a spot for mealtimes. Or use its massive countertop for propping your culinary delights during parties. As the island takes up space, you do require enough square footage to accommodate it.



IMAGE COURTESY OF B&Q

5. Smart Add-ons

Islands can be equipped with a sink, a cooktop, or nothing at all. With each component's accompanying accessories on board, there lies a risk of a cluttered appearance – something you might want to avoid especially in open plans. Strategise and invest in smart storage to obscure these less-than-lovely features that might mar your island's beauty.

6. Portable Countertop Space

By using movable carts or rolling butcher block tables, homeowners of cramped kitchens can get extra work space whenever needed. The best part is that these can be pushed out and hidden from sight, or used as a buffet in the dining area when you have company over.



IMAGE COURTESY OF KITCHEN CRAFT



IMAGE COURTESY OF HAFARY

7. L Marks the Spot

Occasionally referred to as the corner kitchen, the L-shaped layout is easily the most versatile of the lot because it can accommodate both small and spacious workspaces. Formed by two rows of cabinets that meet at, you guessed it, a corner, its basic dimensions really depend on your floor size. The best part is two users can easily work in the same spot, as the counters face two directions. No jostling for space needed. With more room, some homeowners might even adorn their kitchen with an island.



IMAGE COURTESY OF GARDEN TRADING

8. Open & Airy

To promote an airier appearance, fix upper cabinets only for the side with the longer units. Keep the other side sans wall storage. But if you must, floating or open shelving helps maintain the breezy look.



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Better Bedrooms

PUT TOGETHER THE BEDROOM OF YOUR DREAMS WITH THESE SPACE-SMART IDEAS.

A room that's devoted to utter rest and relaxation should feel inviting and be free of clutter – a sublime sanctuary for sleep. It is also one of the most personal spaces in a home, thus it should cater completely to your creature habits. Whether it's a renovation or an upgrade, take note of these guidelines to attain a master suite that's all about you.



TAKE DOWN THE WALLS

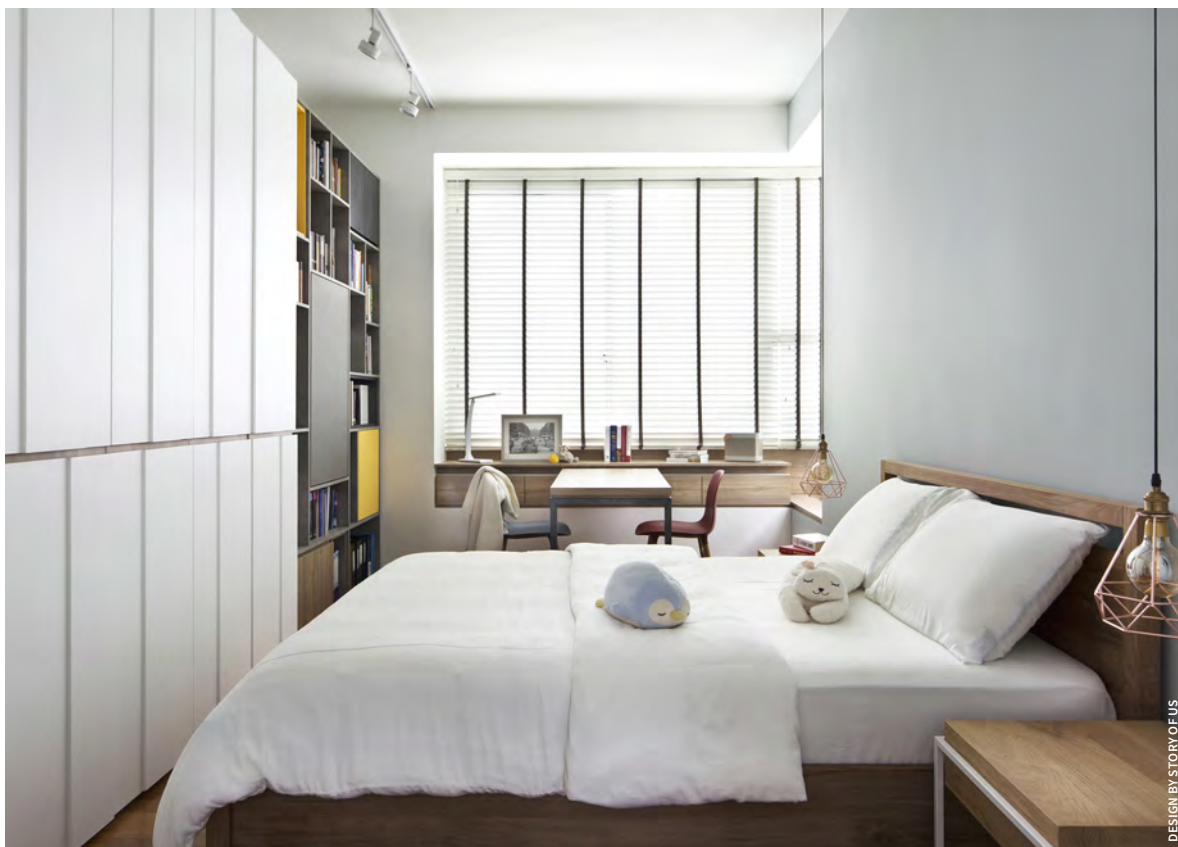
Knocking down walls gives you the liberty to change the form and function of your interior, whether you wish to make space for walking or a walk-in wardrobe. Nevertheless, take note that not all structural walls and posts can be removed – even if it's just a partial teardown. Certain partitions are necessary in maintaining the structural integrity of the building and may endanger the safety of those in the vicinity if they are removed.

An approval from the relevant authorities is absolutely necessary if you're looking into demolition works. Because of the modern home dweller's discerning taste and demand for flexibility, the way newer HDB apartments are being designed today has changed. The necessary beams and columns that initially exist all throughout an interior are now neatly tucked away at the sides. This allows flexible layouts – and spells good news for residents who are keen to experiment with the way their flats are being planned out.

★ RENO TIP



Walls that have been demolished must be re-built to reflect the house's original floor plan should you intend to sell your apartment.



LESS IS MORE

Size matters when it comes to setting up a bedroom. But essentially, the three components that make this space work are the bed, wardrobe and vanity area. With cramped rooms, scale down the proportions. Rather than fitting in an entire dressing table, take up less footprint with a wall-mounted mirror and shelves or use the bathroom's

vanity instead. Spacious master suites can afford to be filled up with more – perhaps a workstation, a full-length bookcase, or even a reading chair. Remember, balance is key. Don't go overboard in this place for rest lest you'll risk facing much more clutter than before.



★ STYLE TIP

It doesn't take a makeup artist to know that good lighting is needed for you to put your best face forward. You wouldn't want to be heading out with a too-pasty complexion, would you? Be sure to outfit your dressing up area with ample lights.



SMART CONFIGURATIONS

Arranging your bedroom furniture largely depends on your floor plan, but the most effective setup is one where the bed, wardrobe and vanity area exist collectively and within close proximity. This is because these elements provide everything you need to kick-start the day.

Locating the wardrobe and vanity area near the bathroom combines a daily necessity with another which in turn creates a multipurpose space that is both efficient and convenient for users. You do not have to go from room to room in order to search for a missing piece of attire or to put on make-up. This way, you can start the day right.

Less time taken to prepare for the day means you can dedicate extra time for slumber. In other words, you can afford to hit the alarm clock, say “just five minutes more”, and snuggle in a bit longer.

★ STYLE TIP

When it comes to wardrobes, sliding doors need less clearance to open.

BE STORAGE SAVVY

Clutter causes chaos. And in order to create a haven of calm, your personal possessions need a place they can call home. While rooms with more square footage can afford larger wardrobes, tighter rooms can take advantage of the space underneath the bed. Maximise space and minimise visual noise in your master suite by getting your contractor to build a bed frame with built-in storage. Or go all out with a raised platform bed – it provides you with camouflaged storage all across and underneath the decking without taking away precious space.





VISUAL CLUTTER CONTROL

Another way to create an uncluttered appearance in the master suite is by concealing any signs of electrical wiring and air-con trunking that snake along the walls and ceiling of your room. Not only are they unsightly, they tend to make a space appear messier than it actually is. False walls and ceilings do the trick well.

The television's electrical cables can be connected to the adjoining space – the room's walk-in wardrobe – through an opening made on the wall. This ensured that the wires and power plugs are hidden yet accessible.



Upgrade & Upsize

6 ESSENTIAL IMPROVEMENTS TO MAKE YOUR BATHROOM RENO A SUCCESSFUL ENDEAVOUR

The Broken Plan

A more sensible spin-off of the open-concept bathroom, this layout sees the wet and dry zones of the bathroom being demarcated. The wet zone which comprises the WC and shower or bathtub is enclosed while the sink is pushed out into the open. The main benefit of this broken plan bathroom is that you get the privacy and one user gets the specific use of the dry zone without intruding on anyone in the wet zone.



Decorative Tiles

For something that is truly one-of-a-kind, custom-printed ceramic tiles will jazz up and protect plain walls. It engages a digital printing system to create custom designs and this unique printing technique draws out a hand-drawn, mural-like appeal.

Modular Storage

The String Plex system comes with clear Perspex side panels and offers a floating look which minimises the visual volume in the petite bathroom. With these modular shelves which adapt to your stuff and your future lifestyle changes, these wall-mounted panels are a highly customisable and intelligent storage system.

★ GOOD TO KNOW

Plan for adequate countertop space when designing your vanity. There should be sufficient surface area to set down your makeup and grooming tools.



Water-Saving Attributes

Always choose a dual-flush toilet to reduce water consumption enormously. A smaller wash basin is recommended as less water is required to fill it up. For shower products, showerheads with the air induction feature offer a luxurious experience with a much reduced consumption in water.

Sleek Material Palette

Choosing slim-cut materials, especially for visible surfaces such as the countertop, can render a larger expanse of space. You can also consider a single material or colour ensemble for the walls and floors to blur the boundaries of space for a more spacious outlook.

★ GOOD TO KNOW



IMAGE COURTESY OF SWEETPEA WILLOW

Brighten up a drab-looking bathroom by incorporating plenty of reflective surfaces, such as glossy tiles and mirrors.

Boxing it up

For most resale flats and private apartments, the option of boxing up the piping should be carefully considered; especially if you are changing the old pipes to new ones. Having it out of view will definitely improve the aesthetics of any bathroom but boxing it up comes with its challenges. It lowers the ceiling height which might mar the overall appearance of the visual height and accessing the pipes in the event of future water leakages can be a costly and complicated process.

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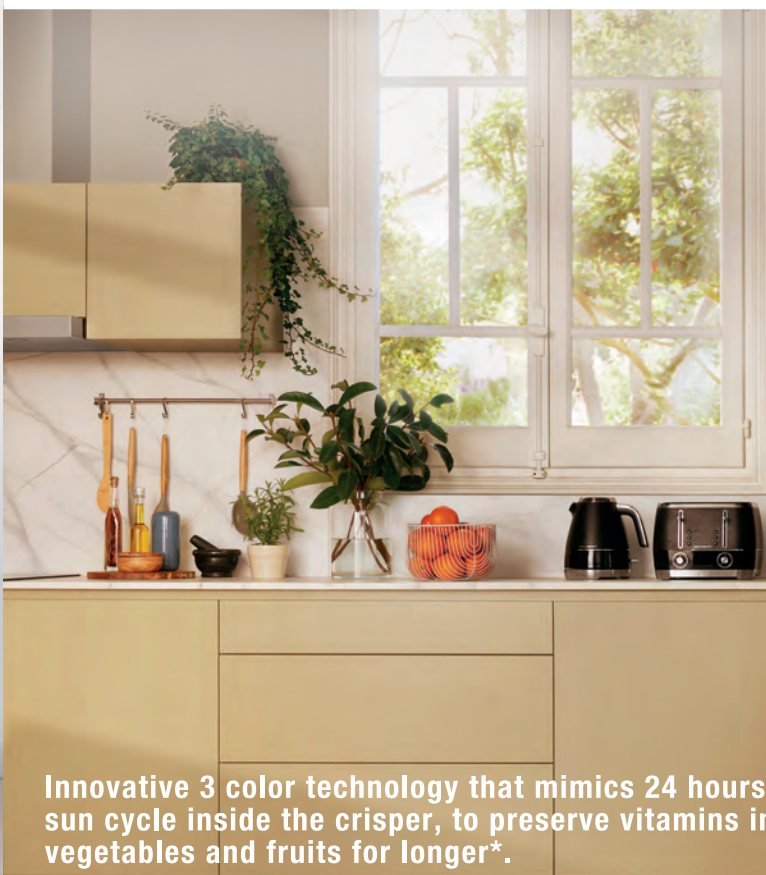
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**INSIDE
STORY**



Home
Type

HDB
4-room
flat unit



Floor
Area

1,076
sq ft



Reno
Period

4
weeks



Homeowners'
Profile

Family



Design
Brief

Modern Chic



Chic Geometry

GEOMETRIC DESIGN STROKES CONVERGE WITH A MODERN COLOUR PALETTE TO SPARK OFF A FAMILY DWELLING THAT IS POLISHED AND PRACTICAL.

Living Area

Geometrical style accents with a three-dimensional edge fill the wall of the living area with a futuristic touch. Designed by Addspace Lifestyle, the designers matched this trend-forward style accent with a modern colour palette of sleek neutrals. Faux stone textures have been applied in the form of laminate coverings which clad the TV console wall. These heavy textures establish a sense of design uniformity between the communal zones.



Dining Area

Heavy visual textures in the form of stone-effect laminates frame the dining area and walkway to the bedrooms. While it ushers in modern opulence, the designers used gold tinted mirror strips to temper these strong textures. It elevates the entire setting and the reflective strips project a larger expanse of space. This sleek ensemble also conceals the entrance to the bomb shelter.

Kitchen

Outfitted in bright tones, the neon green-coloured glass backsplash brings a punch of colour to the black kitchen counters. The designers then installed warm LED lighting along the cabinetry to serve as both ambient and task lighting. By illuminating the base of the cabinetry, the lighting also evokes an airy and spacious ambience.



Master Bathroom

A clean-lined design approach to the master bedroom includes a monochromatic colour palette and mirror strips around the headboard design. To enhance the sense of space, the application of warm lighting around the bed base draws out a floating effect which increases the illusion of more floor area.



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INSIDE
STORY



Home
Type

4-room
HDB flat
unit



Floor
Area

1,200
sq ft



Reno
Period

6
weeks



Homeowners'
Profile

Family
of 3



Design
Brief

Scandinavian



Living Area

Lining most of the communal zones and hallway to the bedrooms with Craftstone wall panels, this white brick-look effect ushers in a laidback Scandinavian aesthetic. Since the brick textures can seem like a visual overload, the designers went with a lighter style treatment for the TV console and erected a wall-mounted cabinet. Paired with recessed lighting at the base and light wood-look vinyl flooring, the results show off a living area which is airy, spacious and inviting.

Right At Home

THIS NORDIC-INSPIRED HDB FLAT UNIT BY ARTREND DESIGN IS A FINE CULMINATION OF THOUGHTFUL SPACE PLANNING AND AESTHETICALLY-PLEASING CLASSIC DETAILS.



Dining Area

Next to the semi open-concept kitchen, the dining area allows for fluid interactions between the cookspace and living area. This is attributed to its well-planned location where the homeowners can serve food through the serving ledge next to the kitchen or have uninterrupted conversations with family or friends within the connecting communal zones.

Kitchen

Encased by a brand new ensemble of see-through sliding windows after hacking away the boundary wall, the expanse of space and daylight in the kitchen gets a major boost. The U-shaped kitchen arrangement of counters topped by sleek KompacPlus countertops maximise the work efficiency and storage space.



Master Bedroom

Two rooms were merged into one to form this expansive master suite which hosts an intricate classic-inspired door accents. The designers engaged warm lashings of white and soothing wood-look textures to create an understated feature wall helming the bed. For additional privacy, a practical storage divider with a black metal frame has been installed.



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DMX
PROJECTS
PTE LTD

**INSIDE
STORY**



Home
Type

BTO
4-room HDB
flat unit



Floor
Area

900
sq ft



Reno
Period

4
weeks



Homeowners'
Profile

Family
of 5



Design
Brief

Sleek
Monochromatic



Sleek Medley

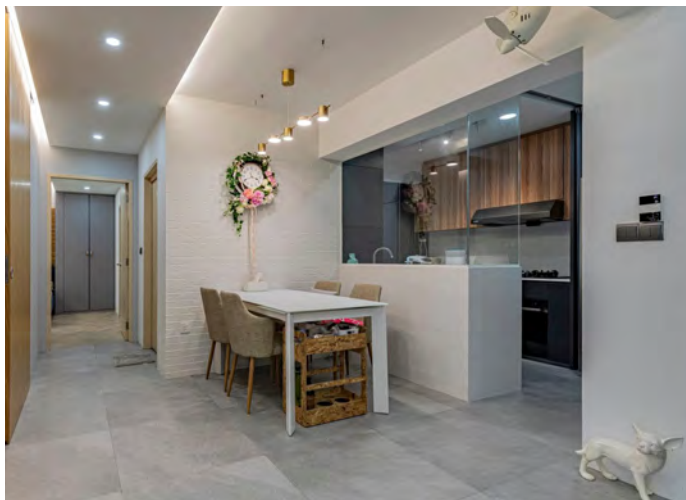
A CLASSIC COLOUR PALETTE OF MONOCHROMES
TURNS THIS ORDINARY HDB FLAT DESIGNED BY DMX
PROJECTS INTO A SLEEK AND SPACIOUS SANCTUARY.

Living Area

A streamlined order of design features defines the living space with a modern flair. Led by Head Designer Zac Pong, the DMX Projects team dressed both sides of the walls with a unique treatment of wallpaper, wall mouldings and marble-look surfaces. By using a light-coloured ensemble of wall accents, this creates a brighter and uniform style which expands the visual appearance of the space. The custom carpentry is regulated to the side and after adding slatted cabinet doors, it also creates a lighter impression and an open path for daylight to enter.

Dining Area

Lightly-textured surfaces such as the woodgrain details and white brick wall conceive a warm atmosphere amongst the main monochromatic colour scheme. The design team hacked away the boundary wall between the kitchen and dining area and this opened up the space considerably. They then created a semi-open concept for the cookspace with a glass panel and a half-height wall to incorporate more kitchen cabinetry.



Bathroom

Keeping things sleek and streamlined, the team chose a neutral colour scheme for the bathroom. It pairs well with the mirrored surfaces and hidden storage which all work together to create a larger and clutter-free visage of space. Recessed lighting which emits a warm glow is also introduced within the open shelving to combat the starkness of the modern-style accents.



Kitchen

Following a modern and clean-lined design treatment, the kitchen is furnished in surfaces of a predominantly grey colour scheme. To break the grey-coloured doctrine, the designers utilised warm-looking woodgrain laminate coverings for the overhead cabinets to create an outstanding contrast.



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EAGLE
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**INSIDE
STORY**



Home
Type
5-room
HDB



Floor
Area
1,200
sq ft



Homeowners'
Profile
Chinese
Family



Design
Brief
Modern
Contemporary



Warm & Cosy

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**INSIDE
STORY**



Home
Type
HDB
Executive
Apartment



Floor
Area
1,300
sq ft



Reno
Period
8
weeks



Homeowners'
Profile
Family
of 3



Design
Brief
Modern
Contemporary



Class Meets Comfort

SPORTING AN UNCONVENTIONAL LAYOUT, THIS SPACIOUS HDB EXECUTIVE APARTMENT UNIT BY IN2SPACE INTERIOR SHINES WITH MODERN FINESSE WITH ITS MODERN LUXE TEXTURES AND COLOUR SCHEME.

Entertainment Room

While most homes combine the living and dining areas as one communal zone, this executive apartment has the luxury of space for a separate entertainment room. Besides offering a heightened acoustics and entertainment experience, the room emits modern opulence with its classy material ensemble of woody and marble accents. The colour palette of warm neutrals also bestows the space with an inviting ambience.

Kitchen

To put together a kitchen which runs efficiently, the designers turned to Blum fittings. These innovative inner workings bring a smooth user experience to the cookspace, especially with the soft-closing cabinetry. It is complemented by a sleek kitchen setup of black coloured glass and wood-effect KompacPlus worktops. The designers even worked in a bar counter of a similar finish but with a bold orange coloured glass backsplash for visual demarcation.



Dining Area

Spacious and sophisticated-looking, the dining zone is all set to receive guests in style. The designers factored in space to showcase the homeowners' curated collection of artworks and used wall paint in a warm neutral shade as the background. With cove lighting and white laminate strips added into the picture, the entire setting allows the artworks to take centrestage.



Master Bedroom

Framed by dark wood-look laminates, the padded headboard in fabric upholstery injects a plush and restful vibe into the master bedroom. Two hanging bedside tables in a matching design establish design continuity and maximise the functionality of the space. To better mask the recessed wall, the designers used a warm shade of grey to camouflage the structural flaw and accentuate the sense of tranquillity in the room.



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OMNI
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**INSIDE
STORY**



Home
Type

Resale
2-room
condo unit



Floor
Area

818
sq ft



Reno
Period

4
weeks



Homeowners'
Profile

Bachelorette



Design
Brief

Modern
Farmhouse &
Colonial Style



Rich in Character

MERGING FARMHOUSE AND COLONIAL STYLE INFLUENCES WITH MODERNITY, THIS LIVING SPACE BY OMNI DESIGN SHOWCASES A TIMELESS AND CHARACTERFUL ESSENCE.

Communal Areas

A modern open-concept kitchen takes centre stage in this HDB flat unit. With its see-through glass backsplash, the absence of walls accentuates the impression of space and daylight. The designers also tiled the kitchen with striking monochromatic details which draw out a charming colonial style. With a regal touch of grey applied onto the cabinetry and the feature wall, this establishes a cohesive design language which links the kitchen and shared living and dining zones harmoniously.

Living Area

Painted in grey, this warm neutral tone for the feature wall fills the living zone with an inviting vibe. It pairs well with the curated collection of rich wooden furniture pieces and the modern chandelier. Privy to a gorgeous balcony view, the homeowner can revel in her own living room surrounded by her favourite pieces.



Master Bedroom

Emitting opulence, the designers have paired the leather quilted bedframe with the emerald-hued painted wall to good effect. This setting also matches well with parquet flooring which ushers a touch of warm elegance to the room.



Kitchen

As the design highlight of the home, the kitchen receives an abundance of daylight with its open-concept setting. With the dining set in full view from the kitchen, this open plan layout facilitates the homeowner to entertain at ease and mingle with guests even if she is busy in the cookspace.



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ONE DESIGN
WERKZ
PTE LTD

**INSIDE
STORY**



Home
Type

Condominium
unit



Floor
Area

1,515
sq ft



Reno
Period
3
months



Homeowners'
Profile

Family
of 3



Design
Brief

Modern
Luxury



Grand Gestures

SPRUCING UP THE MODERN DÉCOR SCHEME OF THIS CONDOMINIUM UNIT WITH LUXURY STONE FINISHES AND OTHER LAVISH ACCENTS, ONE DESIGN WERKZ HAS PUT TOGETHER A FAMILY LIVING SPACE BRIMMING WITH SLEEK SOPHISTICATION.

Communal Zones

Embellished with gold accents and stone surfaces, this communal area is a visual treat of modern finesse. These high-sheen surfaces draw in light and opulence into the space; thereby creating a spacious appeal for this shared communal zone. The use of a clean-cut white colour palette brings all the different elements together flawlessly.



Bedroom

Though this bedroom is outfitted with a predominantly white colour scheme, it does not appear flat or cold. The designers have played up the clean-lined design details with metallic touches and recessed lighting to bring adequate depth and warmth.

Bathroom

A sleek contrast of dark and light marble surfaces imbues the bathroom with an extravagant air of luxury. The beautifully bookmatched marble slabs create a stunning statement for the bathroom walls.



Master Bedroom

Adopting the same material palette in the sleeping quarters, the walls in the master bedroom have been intricately dressed with moulding details of marble surfaces framed by gold steel. It heightens the visual height of the ceiling and makes the room appear even more sumptuous-looking.



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KHIONG
RENOVATION
& TRADING

**INSIDE
STORY**



Home
Type
HDB
Executive
Maisonette



Floor
Area
1,555
sq ft



Reno
Period
8
weeks



Homeowners'
Profile
Young
couple



Design
Brief

Modern Luxury:
30-year-old
apartment
renovation



Modern Opulence

AN INTERESTING COMPOSITION OF MATERIALS CELEBRATING MODERN LUXURY STYLE ACCENTS. THIS LIVING SPACE BY WING KHIONG RENOVATION & TRADING IS SPACIOUS, AIRY AND ALLOWS PRACTICAL MAINTENANCE FOR THE LONG TERM.

Kitchen

With an open-concept setting, the cookspace receives a fair amount of air and light, thus a larger impression of space. The blue-and- white colour palette is complemented by Blum kitchen solutions, slate stone countertops and marble stone surfaces. The team has also housed all appliances within the custom carpentry, creating a perfect streamlined effect.



Communal Areas

The free-flowing layout presents luminous marble flooring for a light-filled effect. Only the kitchen is tiled with homogeneous flooring for well-thought practicality. To better accent modern luxury, the team gutted the old staircase and refreshed it with a clean-lined staircase of casual elegance.

Living Area

Pockets of lounge-worthy spaces have been created by the team to let the homeowners unwind in the living zone after a long day of work. The connecting balcony has been revamped to host a view with a functional countertop for dining and chilling out. With the wall framed by white tiles and the space segregated by dark metal sliding doors, the colour contrast juxtaposes cozy living with an aesthetic industrial edge.



Master Bathroom

While the bathroom presents an unconventional layout, that did not deter the designers from being adventurous with the material palette. They paired mosaic tiles of tonal colours with pristine white tones to create a visual demarcation between the wet and dry zones. Moreover, high skills of workmanship is tested here - every single piece of mosaic tile is placed beautifully on a specially constructed curved wall. A unique effort for your special home.

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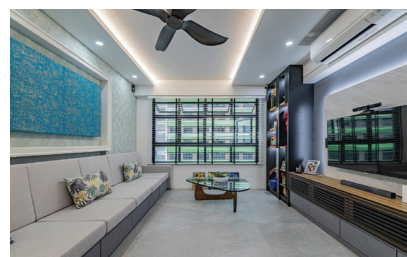
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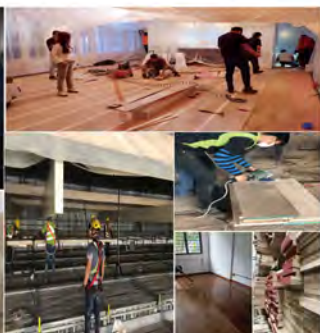
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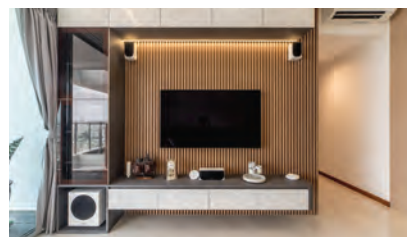
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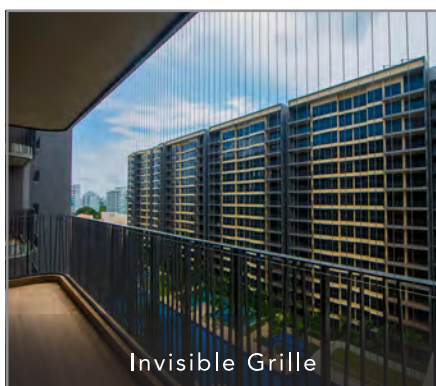
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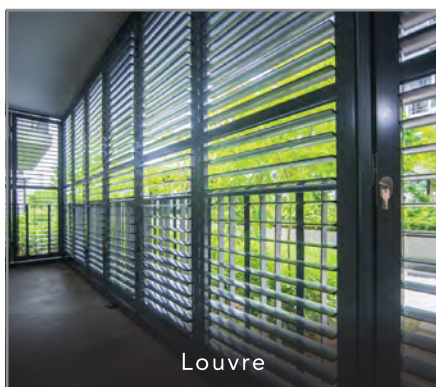
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