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How much does bto renovation cost

Consider open shelves or modular pieces of furniture, rather than built-ins, which might also be more affordable. 3-Room BTO Flat along Fernvale Road (Renovation Cost: \$28,000) 3Save this photoView this project by Level-Up StudioThis monochromatic 3-room BTO flat along Fernvale Road cost just \$28,000 to renovate, showing that it's possible to achieve a suitably comfortable space without breaking the bank. In the first few years, you can "make do with loose furniture or loose items from IKEA OR Taobao, for example", says Hans.38Save this photoView this project by erstudioAnd in a couple of years after you've saved up more, you can move on to the second phase with more extensive carpentry and other works to beautify your home, like adding a striking feature wall.How to ensure a smooth HDB renovation timeline 7Save this photoWhile there are many unforeseen troubles that could crop up during a renovation, there are some things you can do on your end to make for a smoother renovation timeline - and these could help with saving you a good amount of money too!For instance, Wen Min highly recommends doing sufficient research at the start to get a clear idea of how much budget you'd need to allocate for your appliances, soft furnishings and furniture. Image credit: Butler Interior The study in contrasts takes a colourful turn in the master bedroom and bathroom, where pastel pink takes the place of black, set against creamy off-white—which ties it back to the white in the rest of the home. The latter refers to the piping (both water and electrical), aircon piping and wall, floor and ceiling finishes.Wen Min similarly underscores doing what is absolutely necessary – so the kitchen, bathroom and storage wherever you need it. If you are doing an electrical wiring overhaul, installing extensive built-in carpentry, hacking walls or reconfiguring the layout of your home, expect the renovation to take a longer time. Both Hans and Wen Min observed similar numbers.Wen Min shares that one potential reason for the drop in time taken for renovating 3-room resale flats is that their owners might have chosen to keep the flat's structure intact without doing extensive layout changes or renovation works, particularly if the flat is in good condition.In general, she has observed that the renovation durations have dropped since the pandemic, and expects the numbers to remain stable - if not continue dropping.2Save this photoView this project by erstudioHans has similar expectations. Costs will vary for partial hacking, depending on how you hack the wall, Plumbing Approximately \$1,500 per bathroom for new sinks, toilets, and showers, excluding fixtures. 3-Room BTO Flat at Eunos Court (Renovation Cost: \$50,000) 4Save this photoView this project by FincHausMinimalist homes are generally simple yet elegant, so it makes sense that adopting this look could allow you to achieve a stylish, but inexpensive interior.Save this photo1Save this photoView this project by FincHausThis BTO flat at Eunos Court, which was renovated at a cost of \$50,000, brings together various wood accents and soothing off-white walls to create a tranquil abode. Image credit: The Local INN.terior For a sense of continuity throughout the home, these same tiles also line the base of the kitchen island. An open shelving system displays various collectables and knick-knacks, adding character to the home. How long does it take to renovate a 4-room BTO flat? Image credit: MET Interior The cave-like interior features lots of built-in elements which hide away all trunks and structural pillars; the dining table has also been designed to flow seamlessly from the rest of the home. Tiling and flooring Tiles: From \$3.20 per tile, \$4-\$6psf for tile laying labour, and \$6 per foot run for skirting. Renovation costs were kept down by retaining its original layout (i.e. no hacking/structural works involved) and minimising built-ins.1Save this photo1Save this photoView this project by Level-Up StudioTo keep costs low, the homeowner likely looked for alternatives to popular features - like limewash-look laminates and wallpaper that recreate the same effect for less.CONTACT LEVEL-UP STUDIO 2. Drop us your email so you won't miss the latest news. Or fabricating a set of cabinets to store all your utensils and cooking equipment neatly in your brand-new kitchen? How long is a 3-, 4-, and 5-room HDB flat renovation in 2025? Instead of hacking and replacing the living room tiles, the homeowners of this contemporary Scandinavian home added a vinyl wood overlay. For more renovation content: Cover image adapted from: MET Interior, Art Of Integrity Studio, Ethan Interiors, Ascend Design Get more stories like this. The carpentry, feature wall, hacking, tiling, false ceiling, electrical rewiring, plumbing, and painting works in this home were overseen by the team at Charlotte's Carpentry. I would estimate that this will continue for a few more years until there are enough highly-skilled workers for a more competitive manpower market. "Resale HDB flat renovation costs in 2025 Flat typeExpected renovation cost in 2025 3-room resale HDB\$51,000 to \$61,8004-room resale HDB\$64,300 to \$80,3005-room resale HDB\$84,300 to \$97,000 *Based on a projected increase of 2-3% from 2024 medians across 302 resale renovation projects on Qanvast. The bathroom door and tiling remained unchanged, which further helped them save on renovation costs. How about outfitting your living room with wood-look vinyl flooring to create a cosy communal area? Ultimately, renovating a 4-room BTO flat and turning it into a home does not have to be too costly or happen all at once. So, with that in mind, you can expect the average price for renovating a BTO flat's living and dining room to be approximately \$12,000 to \$27,000, inclusive of furnishings and appliances. 1Save this photoView this project by Concrid InteriorBased on the rough figures given to us, you can expect** the estimated average cost of renovating a single master bedroom in an BTO flat to be from \$8,000 to \$18,000**, including appliances, fittings, fixtures, and furniture. Do your wall hacking and the necessary plumbing and electrical works first, and consider doing your floor, ceiling, and any remodelling work several years later, when you've built up your renovation funds again. To give you a reference to what renovations at different price tags look like, we've curated a list of 4-room BTO renovation examples from Qanvast. In fact, Jackson advises those who don't cook often to keep carpentry works light - for example, by foregoing top-hung cabinets. For couples who intend to live the Dual Income, No Kids (DINK) lifestyle, or have 1-2 children, a 4-room BTO flat of approximately 1,000sqft is a good-sized property to have. The same goes for floor tiles, which can quickly add up. BTO/New HDB renovation costs in 2025 Flat typeExpected renovation cost in 2025 3-room BTO\$36,100 to \$43,7004-room BTO\$51,000 to \$61,8005-room BTO\$67,000 to \$82,400 *Based on a projected increase of 2-3% from 2024 medians across 259 BTO renovation projects on Qanvast. If you are a fan of the fluted panelling look but want to reduce cost, opt for wider wooden slats instead of finer and more costly built-in panelling. 3-Room BTO Flat in Kallang (Renovation Cost: \$33,000) 22Save this photoView this project by Design 4 SpaceAchieving a picture-perfect home is still doable on a budget! Proof: this 3-room BTO flat in Kallang, which was renovated using a modest budget of \$33,000.3Save this photo35Save this photoView this project by Design 4 SpaceHere, carpentry works are kept to a minimum, while still providing clever storage solutions. You make your own rules, surrounded by all you love. Image credit: The Local INN.terior We've seen an uptick in bathrooms done up with coloured tiles, such as the emerald ones in this toilet on an accent wall opposite the vanity. However, take note that creating curved walls costs more due to the additional labour and plastering work required. Loose furniture with interesting pops of colour and bold patterns jazz up the home. 40Save this photoView this project by Intheory DesignFor instance, opting for a completely new tiled floor will cost you between \$2,000 to \$3,000, but if you were to choose a more budget-friendly option of overlaying an existing tile finish with vinyl material, you'll only have to fork out between \$800 to \$1,000. 4-room BTO flat in Casa Spring @ Yishun: \$130k Image credit: MET Interior Minimalism meets wabi-sabi in this ultra calming 4-room flat in Casa Spring @ Yishun. Cost of renovation works (basic)Cost of renovation works (extensive)Appliances, fittings, fixtures Cost\$5,000 to \$10,000\$12,000 to \$18,000\$6,500 to \$10,000Consists ofStructural works such as floor tiling, plumbing, electrical works, countertop, and carpentry with plain fronts.Involves the use of more premium materials (e.g. sintered stone) and the creation of additional features like a kitchen island.Cabinet handles, hob, hood, oven, fridge, sink, mixer tap and water dispenser; estimates are based on popular brands from local major retailers. In the list below, we've put together a cost breakdown for renovating a 4-room BTO flat. Carpentry Approximately \$100-\$250 per foot run. Whether you are all about sleek, modern spaces or have a maximalist approach to interior design, planning a renovation budget is the first step to achieving your dream home. 4-room BTO flat renovation costs in 2025 Based on figures found on renovation platforms and interior design websites, you can expect the cost of renovating a 4-room BTO flat to range between \$50k and \$62k in 2025. 1Save this photoBut regardless of what ideas or considerations you have in mind, all of them boil down to one single question - how much?To give you an idea, we reached out to two interior designers - Ryan from Intheory Design and Jackson from Concrid Interior - and put together a list of basic renovation and furnishing costs for a 3-/4-room BTO flat's communal areas, kitchen, bathroom and master bedroom. Image credit: Charlotte's Carpentry One detail we especially like is the artificial LED skylight installed in the bathroom, which lends it a calming glow, rather than your usual lights. Find an ID Stats you need to know before you plan your renovation budget.This might be a sweeping statement, but we dare say that everyone dreams of having their own home. 1Save this photoView this project by Concrid InteriorConsidering the amount of carpentry and number of bulky appliances included in a kitchen upgrade, it's no surprise that kitchens have a higher estimated total renovation cost than most other home spaces. Hear it from our homeowners: "We found our ID on Qanvast and we're extremely happy about how our home turned out! It was easy to work with her and she felt more like a friend." Find an ID Fadhil & Hamizah Bukit Batok Wet We're on Instagram, Telegram and TikTok! Follow us there to keep up with the latest design trends. If you're planning on renovating your 4-room BTO flat in 2025 and don't know where to start, this article is for you. You get the drift: the more customised your home, the more renovation work will be needed, and the greater the renovation cost. Image credit: Ascend Design Brick red tiles are used across the kitchen, bathroom, and living area to create a cohesive look, while dark wood adds to the atmosphere of this retro-modern home. To sum up Although we've said it at the start, it bears mentioning again that all costs mentioned in this piece are rough estimates, and are quoted based on the dimensions and basic requirements of a 3-/4-room BTO flat. But as renovation technology advances, which means more complex works can be done, and homeowners have more access to new information on the internet, they tend to want more out of their space. "Nowadays, more homeowners spend on so-called 'invisible' works you don't see in photos like rewiring the whole home and redoing the plumbing and piping for peace of mind, which can bump up the renovation cost by as much as 37%," he shares. So, if you're looking for a little more pizzazz, or renovating a home that's of a different property type, it's best to get in touch with a renovation professional who will be able to give you an (even more) accurate idea of what your home makeover will cost! We're on Instagram, Telegram and TikTok! Follow us there to keep up with the latest design trends. Find an ID on Qanvast and enjoy renovation perks Connect with interior firms on Qanvast to enjoy renovation perks such as the \$50,000 Qanvast Guarantee. If you spend about three to four weekends doing your research early, you can save up a fair bit, especially if you're sourcing globally.Imagine you realise you need something in the middle of the renovation: you'll be pressured to buy what can only be sourced locally, and you'd need to pay a premium to get the items fast. "262Save this photoFinally, both Hans and Wen Min recommend reaching out to interior designers at least 2-4 months in advance to ensure sufficient time for meetings to discuss your requirements and consider the quotes.In fact, we at Qanvast recommend doing so 6 months prior to key collection because many homeowners we've spoken to shared that they ended up speaking with multiple firms for months before finally deciding on one. 16Save this photoView this project by Intheory DesignIf you're moving into a BTO flat that's brand new, renovating a bathroom is going to be slightly cheaper because you won't be able to remove the existing wall/floor tiles as well as their waterproofing layer within the first 3 years of the Temporary Occupation Permit (TOP) date.With that in mind, the estimated average price of renovating a new BTO flat's bathroom is about \$5,000 to \$12,000. While visually stunning, curved walls and features also eat into your floor area. According to a cost guide from Qanvast, average renovation spending for HDB resale flat is \$67,000, as compared to \$44,000 for a new BTO flat. "In the past, people would make do with whatever infrastructure was available in the unit. Once again, note that the final cost will likely differ based on your kitchen design requirements. Also, take note, if you live in a BTO flat with more than one bathroom (i.e., a 3-room or larger unit), you'll need to multiply the estimated cost by at least two! How much does it cost to renovate a 3- or 4-room BTO flat's master bedroom? 4-room BTO flat in Clementi Avenue 6: \$45k Image credit: Charlotte's Carpentry Only two colours can be found in this minimalist Clementi Avenue 6 flat: white and light brown. The 4-room BTO flat is the most popular HDB flat type. He does, however, point out that factors like the ABSD ruling introduced in 2023 may slow it down somewhat. 4-room BTO flat in Plantation Grange: \$30k Image credit: T&T Design Artisan This stunning Plantation Grange 4-room BTO flat was designed by T&T Design Artisan for \$30k in 2024. He highlights that currently, a key bottleneck for renovation timelines links back to the lower number of skilled workers when it comes to more complex renovation works. "As more skilled workers come into the market, I believe that the renovation duration will eventually decrease over the years, to the point where we can expect a 5-room resale to take 8 to 10 weeks to renovate."With that in mind, you can expect that 3-room resale renovations in 2025 to take 8 to 10 weeks, 4-room resale renovations to take 10 to 12 weeks and 5-room resale renovations to take 10 to 12 weeks. 4-room BTO flat in Rivervale Shores: \$33k Image credit: Prologue Studio Using wallpaper on your feature wall is a great, cost-effective way to add art to, and create a focal point in your home. Renovation works on resale flats tend to be more expensive due to extensive hacking and ... Based on the rough figures given to us, you can expect** the estimated average cost of renovating a single master bedroom in an BTO flat to be from \$8,000 to \$18,000**, including ... One reason is that compared to a 3-room BTO flat, a 4-room BTO flat is more likely to be seen as a forever home, which homeowners are more willing to invest in, since they'll be staying there for the long run. \$56k to \$70k 4-room BTO flat in Kallang Breeze: \$63.7k Image credit: The Local INN.terior The Local INN.terior completed this Kallang Breeze 4-room BTO project in 2024. 4-room BTO flat in Kallang Breeze: \$70k Image credit: Ascend Design The use of glass blocks is another design trend that has been gaining traction in recent times. Cost of renovation works (basic)Cost of renovation works (extensive)Appliances, fittings, fixtures Cost\$3,000 to \$5,000\$6,000 to \$9,000\$2,000 to \$3,000Consists ofBasic carpentry work and fittings installation. And some of these products have major discounts, but these usually come with a longer waiting time. How much does it cost to renovate a 3- or 4-room BTO flat's living and dining areas? Simply tell us your renovation requirements - like your budget and design preferences - and you'll get free personalised renovation quotes from local interior design firms.By doing so, you'll also be eligible for the Qanvast Trust Programme, which includes a \$50,000 Qanvast Guarantee that safeguards your deposits.All prices are accurate at the time of publishing, on 15 January 2025. According to an interior designer we spoke to, this is because "these spaces are quite close to each other in new BTO flats" and are "in a way, part of each other". How much does it cost to renovate a 3- or 4-room BTO flat's bathroom? Image credit: Butler Interior The black and white home makes use of contrast to visually separate the living spaces. With more complicated renovation works, you may also have to set aside additional budget for unexpected hiccups. A safe estimate is to set aside about 15% of your renovation budget as a buffer. In this 4-room Kallang Breeze BTO flat by Ascend Design, the textured glass blocks serve as a decorative divider between the dining area and entryway of the house, allowing light to pass through while maintaining a sense of separation. With a budget exceeding \$41k, you'll find that you don't have to compromise too much on your desired design to cut costs. The reason being that there are many property- and design-related factors that'll affect the final figures you see on a quotation.1Save this photoView this project by Concrid InteriorThese variables include: Property and room size (affects the cost for items charged by foot run) Age of property (a flat's condition may call for extra work, like rewiring or hacking) Labour/workmanship costs (varies by firm) Material costs (price differences due to quality, size, etc.) Degree of surface detailing (especially for carpentry items) Project timeline (the longer a renovation, the more labour cost you may incur) For the purposes of this article, we'll explore the estimated costs of a basic renovation for a 'standard' 3-/4-room BTO flat - so do take note of the line items each figure includes (and which items they do not). Renovation outlook for 2025 13Save this photoHans and Wen Min are hopeful that renovation demand will remain steady in 2025.Wen Min underscores factors such as younger couples being more creative and willing to invest in newly-launched BTO flats, and couples who work from home and want to make their home more homey and personalised (be it BTO or resale). "With property prices increasing, there are also more homeowners who may choose to refresh their current home instead of waiting to purchase a new one."29Save this photoView this project by erstudioHans shares similar views that renovation demand will stay the same, though he hopes that lower bank rates in 2025 could encourage homeowners to buy new homes and/or renovate existing ones. This will give you a big-picture idea of your overall renovation budget, and helps you also figure out whether you need to reach out to vendors early on to get your items in time.6Save this photoView this project by erstudioHans also emphasised the importance of doing research on all your ideal kitchen appliances and sanitaryware and accessories in advance."Not everything you see on Instagram is applicable for a local home. 4Save this photoHence, proper space planning and creativity is required to strike a balance between the two. Since the owners opted for an open-plan space, the grey tiles help to separate the kitchen area from the living room space. Image credit: Ethan Interiors The extent of work done in this BTO flat include extensive carpentry, plastering, cement flooring, hacking, tiling, electrical rewiring and lime wash painting. No commissions, no hidden costs. Image credit: MET Interior Similarly, painting your walls with lime wash adds visual interest to your space. The key here is to prioritise the necessary work—whatever that means to you. Do consult with your ID on expected timelines and check in on the progress of your home from time to time. 4-room BTO flat renovation costs in 2025 If you find your initial renovation budget to be lacking, consider doing a two-phase renovation. Do note that there were less than 30 data points for 3-room BTOs; while statistically insufficient for a normal distribution, figures above are indicative. Explore: Why are Resales Always More Expensive to Renovate? Most of the variance stems from the extent and complexity of the built-ins (e.g. your TV console and shoe cabinet).One potential reason for this could be because 5-room BTO homeowners are looking to stay for the long term and invest more in quality materials and built-ins that will last.On the flip side, 3-room flat owners may keep their home sparsely furnished with only the essentials built in so that they can upgrade their home eventually. Cost of renovation works (basic)Cost of renovation works (extensive)Appliances, fittings, fixtures, furniture Cost\$4,000 to \$6,000\$8,000 to \$10,000\$4,000 to \$8,000Consists ofSimple carpentry work (e.g. a basic wardrobe with plain fronts), paint jobs, electrical works and flooring.Involves more extensive carpentry works (e.g. a custom headboard, platforms, a full-length wardrobe that conceals the bathroom door, etc.).Bed frame, mattress, curtains/blinds and overhead lamp with fan. Previously associated with more old-school home designs, these textured blocks have seen a resurgence, albeit used in different ways than before. Plus, some of these artificial LED skylights have adjustable colour temperatures and brightness levels, so you can customise the settings to suit your mood. In the all-black kitchen and dining area, a dramatic white chandelier stands out against the black cabinetry and dining table. To achieve this eclectic aesthetic, the homeowners spent \$63.7k on carpentry, flooring, hacking, tiling, electrical rewiring, plumbing, and painting, with statement furniture pieces that are the focal point of the flat. The white porcelain tiles issued under the BTO Optional Component Scheme were retained, helping to cut renos costs. To give off the effect of stone beams on the ceiling and a grainy texture on the door and walls, they used wallpaper instead of the more expensive lime wash paint. She caveats that this ultimately varies depending on each homeowner's requirements and choice of materials - something that Hans, Project Director of erstudio, highlighted as well.26Save this photoBoth Hans and Wen Min agree that aspects like material costs have stabilised since the pandemic, which explains why there is not much of a drastic increase in renovation costs year-on-year.However, Hans estimates that there will be an overall 2-3% increase in renovation costs in 2025 for both BTO and resale flats, driven mainly by a drop in skilled labour post-pandemic when many returned to their home countries."The new generation of workers are still picking up the necessary skills, which results in higher costs for skilled workers. Image adapted from: T&T Design Artisan While it's likely they kept the BTO-issued grey tiles in the bathroom, the addition of a tall sink, freiform mirror, and textured glass shower divider switches things up. How much does it cost to renovate a 3- or 4-room BTO flat's kitchen? Note that the hefty sum of \$150,000 is inclusive of the firm's service to procure appliances and furniture for the home - an exclusive service that other ID firms don't usually offer.51Save this photoView this project by Mr Shopper StudioOn the outside, an open-concept kitchen as well as a stylish living room convey a sense of ease and elegance, whereas on the inside, a sumptuous bedroom filled with plush layers makes for the perfect place for rest and repose.26Save this photo Price estimates for a basic 3-/4-room BTO flat makeover.After you've gotten the keys to your new BTO flat, it's only natural to start thinking about making it move-in ready. Tip: if you choose to have a focal wallpapered wall, you should try to keep the rest of the wall clean. That also means the suppliers' turnaround time could be longer since such materials are more difficult to find."In 2025, you can expect that 3-room BTO renovations will take 8 to 10 weeks, 4-room BTO renovations will take 9 to 10 weeks and 5-room BTO renovations will take 10 to 12 weeks.Renovation duration for resale HDB flats in 2025 Flat typeExpected renovation duration in 2025 3-room resale HDB8 to 10 weeks4-room resale HDB10 to 12 weeks5-room resale HDB10 to 12 weeks As for how long renovations took for resale HDB flats, the data showed that the time to renovate 4- and 5-room resale flats remained consistent year-on-year in 2024, while it took less time for 3-room resale flats by about 1 to 2 weeks. Painting \$1,250 to \$2,000, depending on type of paint and number of colours. Image credit: Ethan Interiors The windows let in ample natural light, with ambient lighting illuminating the space when the sun sets. Tips for renovating your BTO/resale HDB on a tight budget 3Save this photoThe cost of living continues to rise, and/or you might be prioritising other purchases while you're planning your renovation.

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