



HDB Upgrading 2026: The 17 Neighbourhoods Getting Works, And Why You Pay Nothing

Description

If your block is starting to look its age, HDB upgrading 2026 is about to get very real. Close to 29,000 households sit in the latest batches, and the Silver Upgrading Programme works are due to begin in the second half of this year. That means hoardings at the void deck, notices in the lift lobby, and the same question in every estate WhatsApp group: when is my block, ah?

National Development Minister Chee Hong Tat announced both batches on 18 April 2026. Two separate programmes, two different lists, and a bill that lands nowhere near you.

What HDB upgrading 2026 actually covers

These are not the same thing as the Home Improvement Programme, which deals with what is inside your flat. NRP and SUP work on everything outside your front door.

The 17th batch of the Neighbourhood Renewal Programme takes in 17 neighbourhoods, costs more than \$130 million, and reaches roughly 20,000 households. NRP money goes on block and precinct improvements: covered walkways, drop-off porches, playgrounds, fitness corners, better lighting and refreshed common areas.



Source: HDB

The third batch of the Silver Upgrading Programme is narrower and more targeted. Ten precincts across Ang Mo Kio, Bukit Merah and Queenstown are in, covering about 9,000 households.

The full estate list

NRP 17th batch neighbourhoods span:

- Ang Mo Kio
- Bukit Batok
- Bukit Merah
- Bukit Panjang
- Chai Chee
- Choa Chu Kang
- Hougang
- Jurong
- Sembawang
- Sengkang
- Serangoon
- Toa Payoh
- Woodlands
- Yishun

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SUP third batch precincts sit in three mature towns only:

- Ang Mo Kio
- Bukit Merah
- Queenstown

Notice the overlap. Ang Mo Kio and Bukit Merah appear on both lists, which is not a coincidence. Those towns have both ageing infrastructure and a high share of older residents.



Source: HDB

What SUP builds that NRP does not

SUP exists for ageing in place. The fittings are unglamorous and genuinely useful.

- Grab bars and handrails along common corridors and ramps
- Ramps at kerbs and staircases to smooth out level changes
- Seats and rest points along longer walking routes
- Better lighting in dim stretches
- Barrier-free access improvements at block entrances

Anyone who has pushed a pram or a wheelchair through an older precinct will know why this matters. The stuff that helps a 78-year-old also helps a 38-year-old with a toddler and two bags of groceries.

The part everyone asks about: the cost

Both NRP and SUP are fully funded by the Government. Residents in the selected precincts do not pay a cent towards the works.

This is the single biggest source of confusion, so it is worth being blunt about it. HIP, the programme that replaces your toilet and repairs spalling concrete, is cost-shared, and Singapore Citizen households pay a subsidised portion. NRP and SUP are not. Do not let anyone knock on your door asking for an upgrading contribution.



Source: HDB

Timeline: when the noise starts

SUP works for the 10 precincts are expected to begin in the second half of 2026 and finish progressively by the second half of 2028. Call it roughly two years of intermittent works, not two years of continuous drilling.

NRP timelines vary by neighbourhood because Town Councils implement the works. Your Town Council and MP's office will circulate the precinct-level schedule closer to the date.

What to do now if your estate is on the list

- Check the notice boards at your void deck rather than relying on group chat rumours
- Attend the residents' briefing if one is called, because the improvement items are often put to a vote
- If you are planning a renovation, ask your Town Council whether external works will clash with your delivery access
- Households with elderly members should flag specific access problems early, since SUP items are sited based on need

A fair warning on expectations. NRP and SUP will not fix a leaking ceiling or an ancient bathroom, and they will not raise your flat's valuation overnight. What they do is make the walk from the lift to the bus stop less of a chore, which over ten years is worth more than most people give it credit for.

The full precinct-level details and programme information sit on the HDB website. Bookmark it, because the Town Council notices tend to appear about a fortnight before anything actually happens.

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Author

nuraisyah