

Roof Waterproofing Cost in Singapore: Repair, Recoat or Replace?

By [DirectHome Team](#) Updated 16 September 2026 7 min read [Explore our roof waterproofing service ↗](#)

For a concrete flat roof of about 55 m², indicative Singapore contractor budgets are [S\\$1,400–S\\$4,500 for liquid polyurethane \(PU\)](#), or [S\\$1,600–S\\$5,200 for torch-on waterproofing](#). Localised patch repairs are a separate, smaller scope at S\$400–S\$2,000. These guide figures need a site assessment: removal, access, drainage repairs and the condition beneath the old coating can change the final price.

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Price the work beneath the coat

Specified waterproofing system

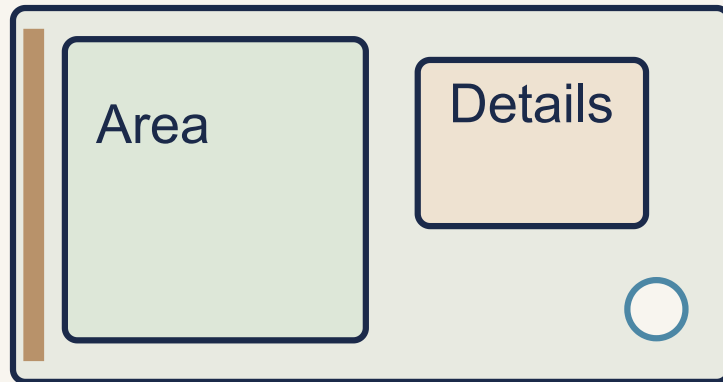
Preparation and repairs

Existing roof

Access, outlets and edges add scope.

The quoted coating depends on the roof beneath it. Preparation and repairs must be included where the findings require them.

What Determines Waterproofing Cost?



Condition and access change the scope

The roof area, detailed junctions and existing condition all contribute to the work being priced.

The useful starting point for a roof waterproofing budget is the repair the roof actually needs. Water can enter at a junction or outlet even when most of the roof remains sound. Paying to coat every square metre will not solve a defect that the new system leaves untreated.

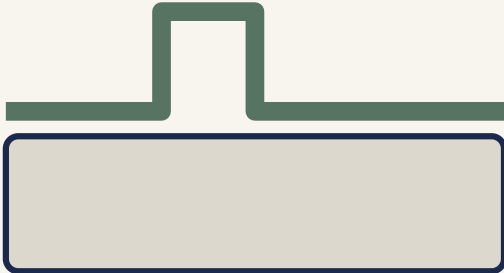
Conversely, a small ceiling stain can come from a wider failure above it. If the old waterproofing is loose or traps moisture, a patch may leave the same weak base in place. The difference between a local repair and renewal should follow the leak diagnosis, then the measured area and the work needed to reach a sound surface.

Cost by Waterproofing Method

Sheet system



Liquid system



Preparation remains part of both scopes

Both sheet and liquid systems depend on preparation, with different work needed to complete their joints and details.

The following [indicative roof-work budgets](#) keep the method beside the roof size. They are contractor guide examples, not a market average or a promise that all preparation, access and GST are included. Confirm those items in the job quotation.

Guide examples checked September 2026. Different roof types and repair scopes are not interchangeable.

Roof and work	Indicative project budget
Concrete flat roof, liquid PU, about 55 m²	S\$1,400–S\$4,500
Concrete flat roof, torch-on, about 55 m²	S\$1,600–S\$5,200
Metal roof, acrylic system, about 100 m²	S\$900–S\$4,000
Tiled roof joint treatment; area not specified	S\$500–S\$2,800
Local patch; area not specified	S\$400–S\$2,000

Liquid systems form the waterproof layer on the roof. Their price depends on preparation, primer, reinforcement and specified coverage as well as the coating itself. An acrylic system intended for metal roofing cannot be compared directly with a PU proposal for a concrete terrace as though they were interchangeable finishes.

A liquid-waterproofing quotation needs to identify the complete system. For example, the [local requirements for Sikalastic-702, a polyurea-hybrid membrane](#), specify substrate-dependent primers and conditions for overcoating. Two liquid-waterproofing quotations can therefore include different preparation and coating work; compare the full specification alongside the price.

[Torch-on](#) sheet systems involve prepared substrates, specified overlaps and professional hot-work precautions. Whether they suit the roof depends on exposure, access and the specified roof layers and details. Cementitious products include flexible formulations; their roof use must follow the particular product documentation.

For a per-area comparison, 55 m² is approximately 592 sq ft. Dividing the concrete-roof examples by that area gives about S\$25–S\$82/m² (S\$2.36–S\$7.60/sq ft) for PU and S\$29–S\$95/m² (S\$2.70–S\$8.78/sq ft) for torch-on. These are calculated equivalents of the example totals, not rates you can multiply by any roof size: setup and detail work do not shrink in proportion to area.

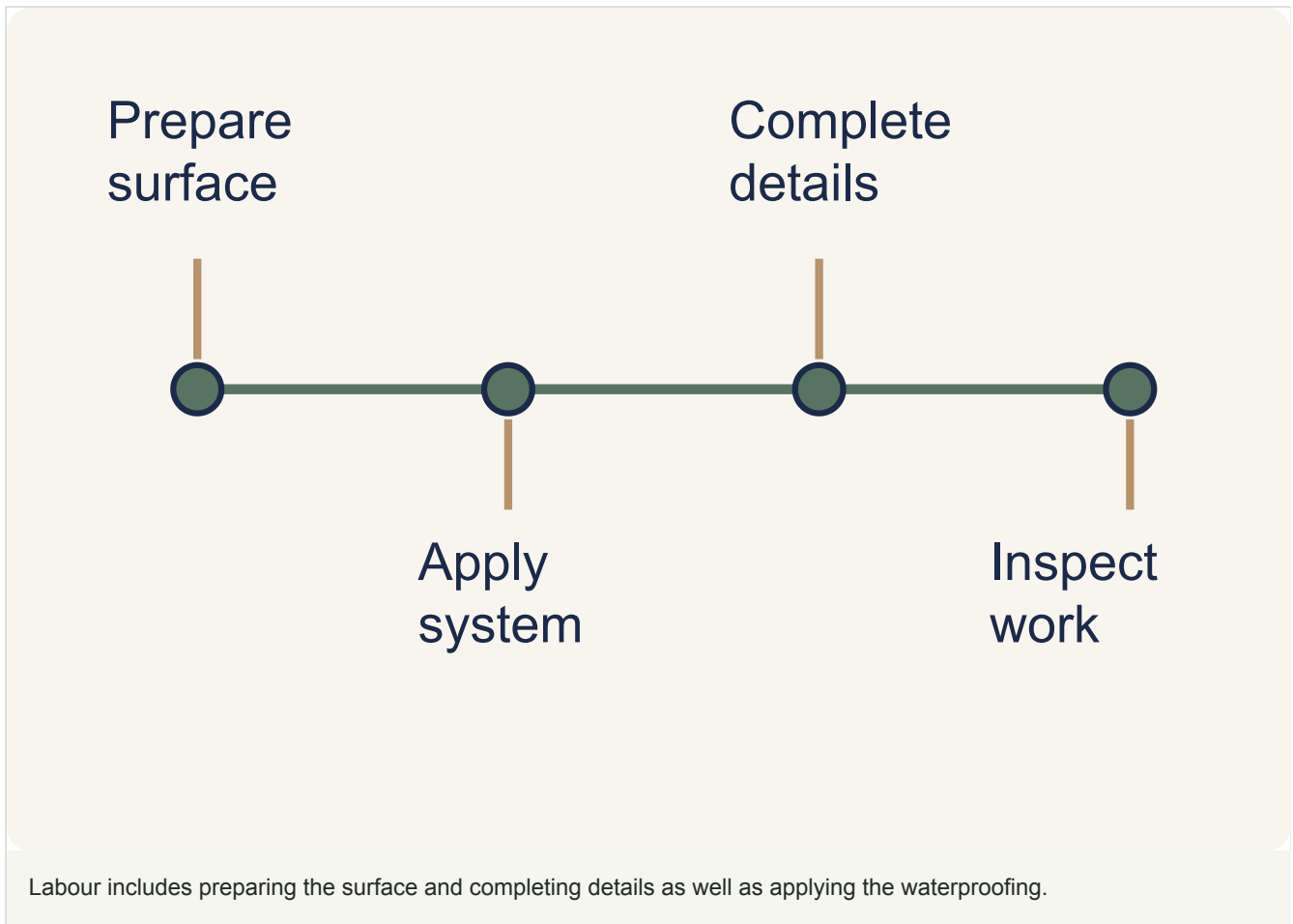
If your quotation uses square feet, compare the same measured surface in both proposals. A whole plot area, the horizontal roof footprint and the actual treated surface need not be the same measurement. Upstands and other vertical details also need to appear somewhere in the price.

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Labour Costs



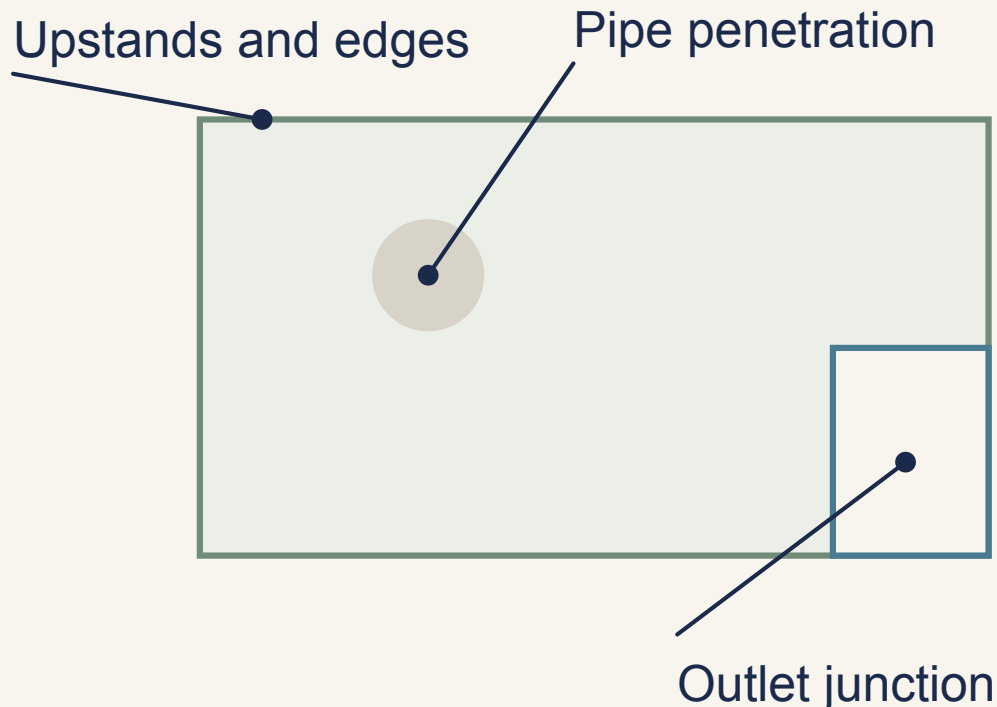
Labour cost reflects safe access, removal, preparation and detailing as well as membrane application. Both liquid and sheet systems need competent installers. A generic labour percentage does not describe a roof with difficult access or substantial repair.

Weather and curing affect how the work can be organised. A small roof with many pipes, awkward perimeter details or poor access may involve more labour than its area suggests. Ask for access, preparation and application to be identified separately, even if the contractor quotes one combined labour-and-materials total.

Surface preparation is necessary to provide a suitable base for the selected system. The proposal should identify loose or unsound layers, repairs and compatible primers. Ask how those conditions were assessed before accepting an allowance.

Additional Costs to Budget For

The field is only part of the roof



Ask which details are included.

Upstands, penetrations and outlet junctions need their own scope, even when the broad roof area is already priced.

Identify which failed layers need removal and how the exposed substrate will be assessed. Applying a new coating over an unsound layer can leave the same weakness in place. The removal scope should follow the actual condition and system requirements.

Screed repairs and correction of drainage falls may be separate work. Added layers change levels and loading, so the proposal needs to address those effects. Do not assume a coating can eliminate ponding caused by the roof geometry.

Drains, upstands, joints and penetrations need compatible detailing. Ask for these locations to be identified in the scope rather than left as a general allowance. Their quantity and access can influence the price independently of area.

Treat the project total as the specified waterproofing work plus any separately priced removal, substrate or drainage repairs, access and making good, followed by applicable GST. Do not add an allowance again when it is already included in the base price. An inspection may narrow the work substantially, but an unidentified leak is not a basis for assuming the cheapest table row will solve it.

Warranty Considerations

Material

Product
terms

Workmanship

Installation
terms

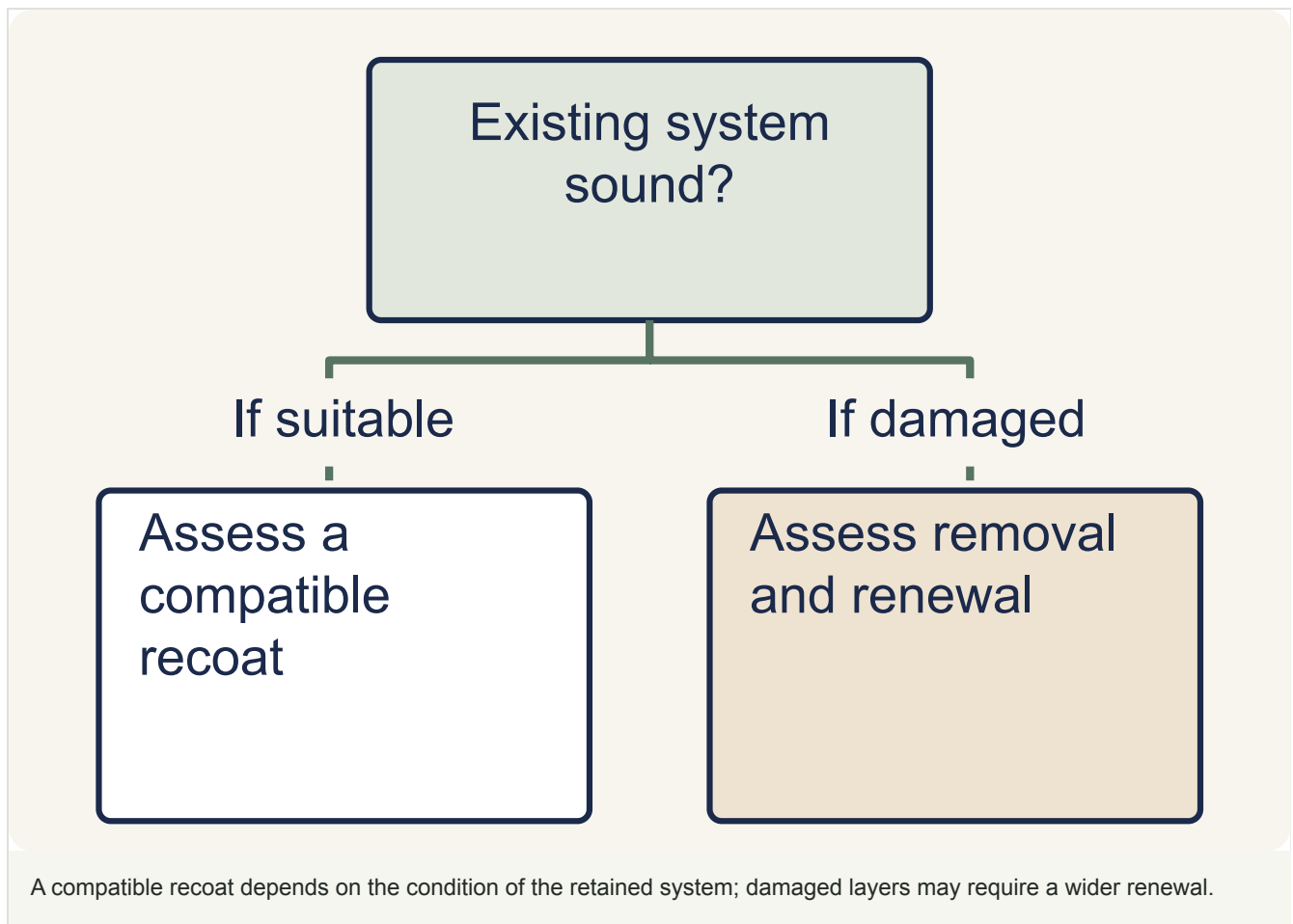
Compare the actual written cover

Material and workmanship warranties cover different questions and should be compared through their written terms.

Obtain the actual material and workmanship warranty terms offered for the proposed job. There is no universal term attached to an acrylic, PU or sheet membrane. Identify the issuer, covered area, remedy and exclusions before signing.

If a warranty is prorated, the amount covered reduces over time. Check whether it excludes building movement, later work on the roof or missed maintenance, and whether a covered repair includes labour and access. A shorter period with a usable remedy can be more valuable than a longer period that leaves most of the repair bill with you.

When to Recoat vs Full Replacement



Recoating may be appropriate if the existing system is sound and compatible with the new material. Have the contractor investigate adhesion, moisture, damage and the leak path. Neither age alone nor a standard saving percentage establishes that a recoat is suitable.

Removal and replacement may be needed where existing layers cannot provide a sound base or conceal defects needing repair. The extent should follow the diagnosis. A persistent leak still needs its source identified; replacing an unrelated roof surface can leave it unresolved.

Ask for the proposed repair to be tied to inspection findings and for assumptions to remain visible in the quotation. Send [DirectHome](#) the leak history and safe photographs to discuss the scope.

Confirm the roof assessment arrangements and any charges before booking. Do not climb onto the roof to obtain measurements or photographs.

Frequently asked questions

How much does roof waterproofing cost in Singapore?

For an approximately 55 m² concrete flat roof, the [indicative contractor examples](#) are S\$1,400–S\$4,500 for liquid PU and S\$1,600–S\$5,200 for torch-on. These are scoped guide figures, not fixed [DirectHome](#) prices. Preparation, removal, access and drainage work determine the final quotation.

What is the cheapest roof waterproofing method?

The lowest suitable cost depends on the actual roof and repair scope. A local repair or compatible recoat may involve less work than replacement, but only where the existing condition supports it. Chemistry alone does not determine the cheapest useful solution.

How long does roof waterproofing last?

Service life depends on the selected system, exposure, preparation, drainage and maintenance. Read the actual warranty and care requirements. A generic acrylic, PU or bitumen label does not establish a guaranteed number of years.

Should I recoat my roof or do a full replacement?

Have the existing layers, adhesion, moisture and leak source assessed. Recoating needs a sound compatible base; defective layers may require removal. The decision cannot be made from age or a fixed cost percentage alone.

What warranty should I expect on roof waterproofing?

Ask for the actual written offer identifying the issuer, covered area, period, remedy and exclusions. Check whether labour, access and making good are included. A material warranty is not necessarily a complete repair warranty.

More on roof waterproofing

[Article](#) [Water Pooling on Your Roof? Waterproofing Alone May Not Fix It](#)

[Article](#) [Can Roof Waterproofing Be Done in the Rain?](#)

[Article](#) [Roof Waterproofing Maintenance: What an Inspection Should Cover](#)

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