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**BUILDING MAINTENANCE
AND STRATA MANAGEMENT ACT
(CHAPTER 30C)**

**BUILDING MAINTENANCE AND STRATA MANAGEMENT
(LIFT, ESCALATOR AND BUILDING MAINTENANCE)
(AMENDMENT) REGULATIONS 2018**

In exercise of the powers conferred by section 136 of the Building Maintenance and Strata Management Act, the Minister for National Development makes the following Regulations:

Citation and commencement

1. These Regulations are the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) (Amendment) Regulations 2018 and come into operation on 15 January 2019.

Amendment of regulation 2

2. Regulation 2 of the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016 (G.N. No. S 348/2016) (called in these Regulations the principal Regulations) is amended —

- (a) by deleting the definitions of “ASME 18.1-2014”, “authorised examiner”, “EN 81-41:2010”, “escalator”, “Japan Elevator Association Standards: 2014”, “lift”, “SS 550:2009” and “SS CP 15:2004” in paragraph (1);
- (b) by inserting, immediately after the definition of “power-driven” in paragraph (1), the following definition:

““specialist professional engineer” means a person who —

- (a) is registered under the Professional Engineers Act (Cap. 253) as a specialist professional engineer in the specialised branch of lift and escalator engineering; and
 - (b) has a valid practising certificate in the specialised branch of lift and escalator engineering;”;
- (c) by inserting, immediately after the definition of “stairlift” in paragraph (1), the following definition:

““standard” —

- (a) in relation to a lift or escalator specified in Part 1 of the Second Schedule, means the applicable standard that the lift or escalator was designed to; and
 - (b) in relation to any major alteration or replacement works carried out on any lift or escalator specified in the first column of Part 2 of the Second Schedule, means the applicable standard (as in force or published from time to time) specified in the second column of that Part corresponding to that lift or escalator;”;
- (d) by inserting, immediately after paragraph (2), the following paragraphs:

“(3) A reference to a lift in the definition of “standard”, regulations 7 and 13 and the First and Second Schedules includes a reference to a part of the lift.

(4) A reference to an escalator in the definition of “standard”, regulations 19 and 25 and the First and

Second Schedules includes a reference to a part of the escalator.”.

Amendment of regulation 5

3. Regulation 5 of the principal Regulations is amended by deleting the full-stop at the end of paragraph (f) and substituting a semi-colon, and by inserting immediately thereafter the following paragraph:

- “(g) a stairlift or a vertical platform lift that —
- (i) has a maximum vertical displacement of less than 1,000 mm during operation;
 - (ii) exerts a maximum force of less than 150 N when the lift is in operation; and
 - (iii) serves a single residential unit.”.

Amendment of regulation 7

4. Regulation 7 of the principal Regulations is amended by deleting paragraph (2) and substituting the following paragraphs:

“(2) The requirements for the purposes of paragraph (1)(a) are —

- (a) in the case of a home lift, a vertical platform lift or a stairlift —
 - (i) the requirements for examination, inspection and testing in the manufacturer’s recommendations for the lift;
 - (ii) where the requirements mentioned in sub-paragraph (i) are not available, the requirements for examination, inspection and testing in the standard that the lift was designed to;
 - (iii) where the requirements mentioned in sub-paragraphs (i) and (ii) are not available, the requirements for examination, inspection and testing proposed by the specialist

professional engineer for the lift and accepted by the Commissioner in writing; or

- (iv) despite sub-paragraphs (i), (ii) and (iii), where an alternative standard or a modification of requirements is accepted by the Commissioner under regulation 17(4B)(a) for the lift, the requirements for examination, inspection and testing in that alternative standard or those modified requirements; or

(b) in the case of any other lift —

- (i) the requirements for examination, inspection and testing in the standard that the lift was designed to; or
- (ii) despite sub-paragraph (i), where an alternative standard or a modification of requirements is accepted by the Commissioner under regulation 17(4B)(a) for the lift, the requirements for examination, inspection and testing in that alternative standard or those modified requirements.

(2A) To avoid doubt, parts of the same lift may be subject to different requirements.”.

Amendment of regulation 13

5. Regulation 13 of the principal Regulations is amended by deleting paragraph (2) and substituting the following paragraphs:

“(2) The lift service contractor engaged by an owner of a lift under paragraph (1) must carry out maintenance works for the lift in accordance with the maintenance requirements in Part 1 of the First Schedule (or any alternative maintenance requirements accepted by the Commissioner under paragraph (2A)) and —

- (a) in the case of a home lift, a vertical platform lift or a stairlift —

- (i) the requirements for periodic maintenance in the manufacturer's recommendations for the lift;
 - (ii) where the requirements mentioned in sub-paragraph (i) are not available, the requirements for periodic maintenance in the standard that the lift was designed to;
 - (iii) where the requirements mentioned in sub-paragraphs (i) and (ii) are not available, the requirements for periodic maintenance proposed by the specialist professional engineer for the lift and accepted by the Commissioner in writing; or
 - (iv) despite sub-paragraphs (i), (ii) and (iii), where an alternative standard or a modification of requirements is accepted by the Commissioner under regulation 17(4B)(a) for the lift, the requirements for periodic maintenance in that alternative standard or those modified requirements; or
- (b) in the case of any other lift —
- (i) the requirements for periodic maintenance in the manufacturer's recommendations for the lift; and
 - (ii) the requirements for periodic maintenance in —
 - (A) the standard that the lift was designed to; or
 - (B) despite sub-paragraph (A), the alternative standard or modification of requirements accepted by the Commissioner under regulation 17(4B)(a) for the lift.

(2A) If the maintenance works for the lift cannot be carried out in accordance with the maintenance requirements in Part 1 of the First Schedule, the lift service contractor may apply to the