

**Building Maintenance and Strata Management (Lift and Building Maintenance)  
Regulations 2005**

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### **FIRST SCHEDULE Building Maintenance and Strata Management Act 2004 (act 47 of 2004)**

### **SECOND SCHEDULE**

## **No. S 194**

### **BUILDING MAINTENANCE AND STRATA MANAGEMENT ACT 2004 (ACT 47 OF 2004)**

### **BUILDING MAINTENANCE AND STRATA MANAGEMENT (LIFT AND BUILDING MAINTENANCE) REGULATIONS 2005**

In exercise of the powers conferred by section 136 of the Building Maintenance and Strata Management Act 2004, the Minister for National Development hereby makes the following Regulations:

#### **Citation and commencement**

1. These Regulations may be cited as the Building Maintenance and Strata Management (Lift and Building Maintenance) Regulations 2005 and shall come into operation on 1st April 2005.

#### **Definitions**

2.—(1) In these Regulations, unless the context otherwise requires —

“approved person” means a person registered for inspection of hoists and lifts under the Factories Act (Cap. 104);

“Certificate of Lift Maintenance and Testing” means the Certificate of Lift Maintenance and Testing set out in the First Schedule;

“home lift” means a lift, not being common property, installed in a private home solely for the use of its occupants;

“lift” means any permanent equipment installed in or attached to a building or structure worked by any power other than hand by which persons or goods are raised or lowered within a car or cage, or on a platform, in a substantially vertical direction and the movement of which is restricted by a guide or guides, and includes the supporting structure, machinery, equipment, gear and enclosures used in connection with the lift;

“lift contractor” means a contractor registered with the Building and Construction Authority to carry out installation and maintenance of lifts and of at least L2 or such other financial grade as the Commissioner may determine;

“SS CP 2:2000” means the Singapore Standard Code of Practice for the Installation, Operation and Maintenance of Electric Passenger and Goods Lifts and includes any subsequent amendment thereto.

(2) For the avoidance of doubt, a supplier of any lift, or an agent of such supplier, who has, under a contract for the sale or installation of a lift, retained the ownership of the lift pending any payment of the cost thereof or the giving of any other consideration shall not, for the purposes of these Regulations, be deemed to be an owner of the lift.

(3) For the purposes of these Regulations, any document or fee that is required by these Regulations to be lodged with the Commissioner shall be regarded as lodged only when it is actually received by the Commissioner.

## **Application**

3. These Regulations shall apply to all lifts other than —

- (a) a lift used solely for the carriage, stacking, loading or unloading of goods or materials;
- (b) a mechanised vehicle parking system for transporting only vehicles;
- (c) a hoist used solely for lifting or feeding material directly into a machine;
- (d) a stage or orchestra lift;
- (e) a lift or hoist provided, in connection with any building which is being constructed, for the use solely of persons employed in the construction thereof or for carrying materials used therein;
- (f) a lift installed in any aircraft or ship; and
- (g) a lift designed to carry a person with physical disability within a private home solely for the use of its occupants.

## **Building owners’ general obligation to maintain**

4. Every owner of any building, common property or limited common property shall ensure that —

- (a) the external walls of the building are neat and tidy in appearance;
- (b) the painted external walls of the building are painted to the satisfaction of the Commissioner at intervals of not more than 5 years or such longer interval as the Commissioner, in any particular case, may determine; and
- (c) the exterior gates and fences (including wall fences and railings) are repaired without delay when damaged and, if painted or to be painted, are painted to the satisfaction of the Commissioner.

#### **Lodgment of Certificate of Lift Maintenance and Testing for operation of lift**

5.—(1) Subject to paragraph (3), no owner of any lift shall commence the operation of any lift, or resume the operation of any lift after any major alteration or replacement works to the lift, unless —

- (a) a lift contractor has, in the presence of an approved person, examined, inspected and tested the lift in accordance with —
  - (i) the requirements specified in SS CP 2:2000; or
  - (ii) in the case of a home lift or lift designed to carry a person with physical disability, the manufacturer's recommendations, where available;
- (b) the approved person has certified in the Certificate of Lift Maintenance and Testing that the lift has been examined, inspected and tested in his presence in accordance with the requirements specified in SS CP 2:2000 or the manufacturer's recommendations, as the case may be, and that the lift is in a fit condition for operation; and
- (c) the duly completed Certificate of Lift Maintenance and Testing is lodged with the Commissioner within 3 months from the first date of the examination, inspection or testing in sub-paragraph (a).

(2) Subject to paragraph (3), every owner of a lift shall ensure, at all times while the lift is in operation, that the Certificate of Lift Maintenance and Testing lodged with the Commissioner in respect of that lift is and remains valid.

(3) A Certificate of Lift Maintenance and Testing need not be lodged with the Commissioner in respect of any lift owned by any of the following persons:

- (a) the Housing and Development Board;
- (b) the Jurong Town Corporation;

(c) the Land Transport Authority of Singapore.

(4) The Commissioner may, in relation to any Certificate of Lift Maintenance and Testing lodged with him, require the owner of any lift to furnish such other information or comply with such other directions as he may determine.

(5) Any person who contravenes paragraph (1) or (2) shall be guilty of an offence and shall be liable on conviction to a fine not exceeding \$5,000.

### **Lodgment fee**

6.—(1) One or more Certificates of Lift Maintenance and Testing may be lodged with the Commissioner in a single lodgment, provided that the Certificates relate to one or more lifts in either a single building, or in 2 or more buildings with the same address.

(2) The following lodgment fee is payable:

- (a) where the aggregate number of lifts in the Certificates lodged is 10 or fewer, \$20 per lift; and
- (b) where the aggregate number of lifts in the Certificates lodged is more than 10, the lodgment fee in sub-paragraph (a) plus \$10 per lift for each lift in excess of 10.

### **Validity of Certificate of Lift Maintenance and Testing**

7.—(1) Subject to paragraph (2), a Certificate of Lift Maintenance and Testing lodged with the Commissioner, accompanied by the appropriate lodgment fee, shall be valid for a period of 12 months from —

- (a) the day the Certificate of Lift Maintenance and Testing is lodged with the Commissioner; or
- (b) the day following the expiry of any previous Certificate of Lift Maintenance and Testing,

whichever day is the later, and will expire on the last day of the month 12 months from that day.

(2) A Certificate of Lift Maintenance and Testing for a lift shall cease to be valid when —

- (a) any major alteration or replacement works to the lift are commenced; or
- (b) the Commissioner orders the termination of the operation of the lift under regulation 11.