

# **Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016**

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**No. S 348**

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

**BUILDING MAINTENANCE AND  
STRATA MANAGEMENT  
(LIFT, ESCALATOR AND BUILDING MAINTENANCE)  
REGULATIONS 2016**

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:

**PART 1**

**PRELIMINARY**

**Citation and commencement**

**1.—(1)** These Regulations are the Building Maintenance and Strata Management

(Lift, Escalator and Building Maintenance) Regulations 2016 and, except for Part 4, and Part 2 of the Schedule, come into operation on 25 July 2016.

(2) Part 4, and Part 2 of the Schedule, come into operation on 1 November 2016.

## Definitions

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

*[Deleted by S 875/2018 wef 15/01/2019]*

*[Deleted by S 875/2018 wef 15/01/2019]*

“certificate of statutory completion” means a certificate of statutory completion issued under the Building Control Act (Cap. 29), and includes a certificate of fitness for occupation issued under the repealed Building Control Act (Cap. 29, 1985 Ed.);

*[Deleted by S 875/2018 wef 15/01/2019]*

*[Deleted by S 875/2018 wef 15/01/2019]*

“escalator service contractor” (also known as an escalator contractor) means a contractor who is registered with the Building and Construction Authority to carry out installation, major alteration, replacement works and maintenance of escalators, and is of at least L2 or such other financial grade as the Commissioner may determine;

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

“ISO 4344:2004” means the 2004 edition of ISO 4344 published by the International Standards Organisation on 1 February 2004;

*[Deleted by S 875/2018 wef 15/01/2019]*

*[Deleted by S 875/2018 wef 15/01/2019]*

“lift service contractor” (also known as a lift contractor) means a contractor who is registered with the Building and Construction Authority to carry out installation, major alteration, replacement works and maintenance of lifts, and is of at least L2 or such other financial grade as the Commissioner may determine;

“operate”, in relation to a lift or escalator, includes allowing or authorising the operation of the lift or escalator;

“owner”, in relation to a lift or escalator, means —

- (a) except as otherwise provided by paragraph (b), the owner, lessee or occupier of the building or structure in, or in connection with, which the lift or escalator is used; or
- (b) where the lift or escalator is part of any common property or limited common property —
  - (i) in the case of common property of any housing estate of the Housing and Development Board — the Town Council established under the Town Councils Act (Cap. 329A) for that housing estate;
  - (ii) in the case of common property or limited common property not comprised in a strata title plan — the person receiving any rent or charge for the maintenance of that common property or limited common property, and includes every person whose name is entered in the Valuation List prepared under section 10 of the Property Tax Act (Cap. 254) as owner of that common property or limited common property; or
  - (iii) in the case of common property or limited common property comprised in a strata title plan — the management corporation or subsidiary management corporation, as the case may be, having control of the common property or limited common property,

but does not include a supplier of a lift or escalator, or an agent of such supplier, who, by reason only of a contract for the sale or installation of the lift or escalator, retains the ownership of the lift or escalator pending any payment of its price or the giving of any other consideration;

“passenger conveyor” means a power-driven installation comprising a continuously moving walkway for conveying people —

- (a) between different parts of a building; or
- (b) between 2 buildings;

“permit to operate” means a permit issued by the Commissioner under regulation 10 or 22;

“power-driven” means driven otherwise than by human power;

“specialist professional engineer” means a person who —