

Our Ref: APPBMSMA-2015-01

Building Plan & Management Group

1 April 2015

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Dear Sir/Madam

MANDATORY MAINTENANCE REQUIREMENTS FOR LIFTS INSTALLED IN PRIVATE HOMES

Aim

This circular serves to clarify the frequency of maintenance requirements for home lifts. Home lifts are lifts installed in a private home solely for the use of its occupants.

Regulatory Requirements on frequency of maintenance

2 The frequency of maintenance of lifts, including home lifts, is regulated under the Building Maintenance and Strata Management (Lift and Building Maintenance) Regulations. The Regulations stipulates that the owner of every lift in operation shall engage a registered lift contractor to maintain the lift in accordance with —

- (a) the provisions for periodic maintenance in the Singapore Standard 550 or SS550¹ (which supersedes SS CP 2:2000); or
- (b) in the case of a **home lift** or lift designed to carry a person with physical disability, the manufacturer's recommendations for periodic maintenance, where available.

3 In the recent amendments to the SS550 in Dec 2013, the SS550 was amended to make it applicable to home lifts. This could have given the industry and home lift owners the unintended interpretation that the frequency of maintenance of all home lifts should follow that recommended in SS550, which is monthly intervals.

Clarification on frequency of maintenance of home lifts

4 We wish to clarify that **home lifts** can continue to be maintained at a frequency in accordance with the **manufacturer's recommendations**. In the absence of the manufacturer's recommendations, home lifts should then be maintained on a monthly basis as provided in SS550.

¹ Singapore Standard 550 Code of Practice for the Installation, Operations and Maintenance of Electric Passenger and Goods Lifts.

5 Notwithstanding the manufacturer's recommendations on frequency of maintenance, we strongly recommend that home lifts be maintained at least once every 3 months so as to ensure the safe operation of the lifts.

Contact Persons for Clarifications

6 We would appreciate it if you could convey the contents of this circular to members of your organisation. For further clarifications, please contact the following officers. Thank you.

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Yours faithfully



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