

APPLICATION TO MAINTAIN LIFTS USING RM&D SOLUTIONS AT REDUCED MAINTENANCE FREQUENCY <small>[Regulation 40 under the Building Control (Fixed Installations) Regulations 2025 ("Regulations")]</small>																					
Commissioner of Building Control Building and Construction Authority 52 Jurong Gateway Road, #11-01 Singapore 608550 Website: http://www.bca.gov.sg/	INSTRUCTIONS (1) One copy of this form is to be submitted. (2) If an item is not applicable, please indicate "N/A". (3) * Delete accordingly.																				
FOR OFFICIAL USE ONLY																					
File Ref No : <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <tr> <td>B</td><td>C</td><td>A</td><td>-</td><td>R</td><td>M</td><td>D</td><td>-</td><td>2</td><td>0</td><td>2</td><td>5</td><td>-</td><td>X</td><td>X</td><td>X</td><td>-</td><td></td><td></td><td></td> </tr> </table>		B	C	A	-	R	M	D	-	2	0	2	5	-	X	X	X	-			
B	C	A	-	R	M	D	-	2	0	2	5	-	X	X	X	-					
SECTION A (To be completed by Applicant)																					
<p>1. Pursuant to Regulation 40(2)(a) of the Regulations, I/We, _____ (name of Company/individual) and the owner of the lifts listed in the attached Form A (the "Lifts"), hereby submit this application to the Commissioner of Building Control (the "Commissioner") for approval to carry out maintenance works on the Lifts, at the frequency as set out below:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 40px; vertical-align: top; padding: 5px;">Number of Lifts in the Application:</td> </tr> <tr> <td style="height: 40px; vertical-align: top; padding: 5px;">Name of the RM&D Solution used on the Lifts:</td> </tr> <tr> <td style="height: 100px; vertical-align: top; padding: 5px;">Brief Description of the RM&D Solution used on the Lifts:</td> </tr> <tr> <td style="height: 50px; vertical-align: top; padding: 5px;">Proposed Maintenance Frequency (in months) for the Lifts:</td> </tr> </table>		Number of Lifts in the Application:	Name of the RM&D Solution used on the Lifts:	Brief Description of the RM&D Solution used on the Lifts:	Proposed Maintenance Frequency (in months) for the Lifts:																
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<p>2. I/We have engaged _____ as the fixed installation service contractor under Regulation 39(1) of the Regulations to maintain the Lifts. (Fixed Installation service contractor to fill in Section B)</p>																					
<p>3. I/We have appointed _____ as the RM&D solution provider in respect of the Lifts. (RM&D solution provider to fill in Section C)</p>																					

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4. I/We have duly completed the following Forms to demonstrate that the RM&D solution can collect data in respect of the Lifts, on all or most of the maintenance requirements referred to in Regulation 39 of the Regulations, can predict issues in the Lifts' operation, and does not affect public safety. The said Forms are attached as part of this Application:

S/N	Documents
1	Form A: Details of Lifts
2	Form B: Details of Performance Indicators Values
3	Form C: RM&D Maintenance Findings
4	Form D: Checklist for monitoring outcomes for BCA's Code of Practice for Design and Performance of Remote Monitoring & Diagnostics Solution for Lifts

5. In submitting this Application, I/we agree to comply with any conditions that the Commissioner may impose as part of the Commissioner's approval under Regulation 40(1) of the Regulations in respect of the Lifts.
6. I/We hereby declare that the information provided in this Application and the attached Forms and documents is true and accurate to the best of my/our knowledge and belief.

Details of Applicant: Name, Address and NRIC or UEN (as applicable)

Name, Designation & Signature of Applicant

Office No:
Mobile No:
Fax No:

Email:

NRIC No./
Passport No:

Date:

SECTION B (To be completed by the fixed installation service contractor)

1. We confirm that we have been engaged by the Applicant as the fixed installation service contractor under Regulation 39(1) of the Regulations, to maintain the Lifts.
2. We endorse this Application in respect of the Lifts, and we hereby declare that the information provided in this Application and the attached Forms and documents is true and accurate to the best of our knowledge and belief.
3. We agree to comply with any conditions that the Commissioner may impose as part of the Commissioner's approval under Regulation 40(1) of the Regulations in respect of the Lifts.

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Details of fixed installation service contractor: Name, Address and UEN of Company		Name, Designation & Signature of Authorised Representative of fixed installation service contractor	
Office No: Mobile No: Fax No:	Email:	NRIC No./ Passport No:	Date:
SECTION C (To be completed by the RM&D solution provider)			
<ol style="list-style-type: none"> 1. We confirm that we have been appointed by the Applicant as the RM&D solution provider in respect of the Lifts. 2. We endorse this Application in respect of the Lifts, and we hereby declare that the information provided in this Application and the attached Forms and documents is true and accurate to the best of our knowledge and belief. 3. We agree to comply with any conditions that the Commissioner may impose as part of the Commissioner's approval under Regulation 40(1) of the Regulations in respect of the Lifts. 			
Details of RM&D solution provider: Name, Address and UEN of Company		Name, Designation & Signature of Authorised Representative of RM&D solution provider	
Office No: Mobile No: Fax No:	Email:	NRIC No./ Passport No:	Date:

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Appendix A - Building Control (Fixed Installations) Regulations 2025 (“Regulations”)

Periodic maintenance of lifts

39.—(1) *An owner of a fixed installation in operation must appoint a fixed installation service contractor to maintain the fixed installation.*

Approval to maintain certain lifts using RM&D solution at reduced frequency

40.—(1) *Subject to paragraph (3), the Commissioner of Building Control may grant written approval that maintenance works on a lift mentioned in regulation 39(5)(c) using a particular RM&D solution may be carried out at a frequency lower than required under regulation 39(5)(c)(ii), subject to any condition for the approval that the Commissioner of Building Control may impose.*

(2) *An application for the approval mentioned in paragraph (1) must —*

(a) be made by the lift owner in the form and manner that the Commissioner of Building Control requires; and

(b) be endorsed by the fixed installation service contractor engaged to maintain the lift and the intended RM&D solution provider.

(3) *In deciding whether to grant the approval mentioned in paragraph (1) and to impose conditions of such approval if granted, or to modify the approval (within the meaning given by paragraph (4)), the Commissioner of Building Control must be satisfied of all the following:*

(a) the RM&D solution can collect data on all or most of the maintenance requirements referred to in regulation 39;

(b) the RM&D solution can predict issues in the lift’s operation;

(c) the lift owner, fixed installation service contractor and intended RM&D solution provider agree to comply with any condition that the Commissioner of Building Control intends to impose for the approval;

(d) given the use of the RM&D solution, the appropriate frequency to carry out maintenance works for the lift;

(e) public safety.

(4) *The Commissioner of Building Control may vary the frequency in respect of an approval mentioned in paragraph (1), or vary an existing condition, or impose an additional condition, to that approval (called in this regulation modifying the approval).*

(5) *Before modifying the approval, the Commissioner of Building Control must give notice to the lift owner concerned —*

(a) stating that the Commissioner of Building Control proposes to modify the approval in the manner specified in the notice; and

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Appendix to EMEG-RM&D1

- (b) specifying the time (being at least 14 days after the date of service of notice on the lift owner) within which the lift owner may make written representations to the Commissioner of Building Control on the proposed modification.*
- (6) Upon receiving any written representation mentioned in paragraph (5)(b), the Commissioner of Building Control must consider the representation and may —*
- (a) reject the representation;*
 - (b) amend the proposed modification; or*
 - (c) withdraw the proposed modification.*
- (7) Where —*
- (a) the Commissioner of Building Control rejects any written representation under paragraph (6)(a);*
 - (b) the Commissioner of Building Control amends any proposed modification to the approval under paragraph (6)(b); or*
 - (c) the Commissioner of Building Control does not receive any written representation within the time specified in paragraph (5)(b), or any written representation made under paragraph (5)(b) is subsequently withdrawn, the Commissioner of Building Control must issue a written direction to the lift owner requiring the lift owner, within the time specified by the Commissioner of Building Control, to give effect to the modification as specified in the notice under paragraph (5) or as amended by the Commissioner of Building Control, as the case may be.*
- (8) In this regulation —*
- “remote monitoring and diagnostics solution” or “RM&D solution” means a system that —*
- (a) continuously collects data from an operating lift;*
 - (b) analyses the data to detect, diagnose and predict issues in the lift’s operation; and*
 - (c) recommends action for the lift’s maintenance;*
- “remote monitoring and diagnostics solution provider” or “RM&D solution provider” means a person who provides an RM&D solution and includes a fixed installation service contractor who provides an RM&D solution.*

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