
First published in the *Government Gazette*, Electronic Edition, on 29 July 2022 at 5 pm.

No. S 637

**BUILDING MAINTENANCE
AND STRATA MANAGEMENT ACT 2004**

**BUILDING MAINTENANCE AND STRATA MANAGEMENT
(LIFT, ESCALATOR AND BUILDING MAINTENANCE)
(AMENDMENT) REGULATIONS 2022**

In exercise of the powers conferred by section 136 of the Building Maintenance and Strata Management Act 2004, 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 2022 and come into operation on 1 August 2022.

Amendment of regulation 13

2. Regulation 13(3) of the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016 (G.N. No. S 348/2016) is amended by deleting sub-paragraph (b) and substituting the following sub-paragraph:

“(b) in the case of any other lift —

(i) if a remote monitoring and diagnostics solution is used for the lift and the Commissioner has granted a written approval under regulation 13A — at the frequency approved by the Commissioner; or

(ii) in any other case —

(A) at the frequency recommended in the manufacturer’s recommendations for periodic maintenance (where available);
or

(B) once every month,
whichever is more frequent.”.

New regulation 13A

3. The Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016 are amended by inserting, immediately after regulation 13, the following regulation:

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

13A.—(1) Subject to paragraph (3), the Commissioner may grant written approval that maintenance works on a lift using a particular RM&D solution (other than a home lift, a vertical platform lift or a stairlift) may be carried out at a frequency lower than required under regulation 13(3)(b)(ii), subject to any condition for the approval that the Commissioner 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 requires; and
- (b) be endorsed by the lift 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 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 13 for the lift;
- (b) the RM&D solution can predict issues in the lift’s operation;

-
-
- (c) the lift owner, lift service contractor and intended RM&D solution provider agree to comply with any condition the Commissioner 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 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 must give notice to the lift owner concerned —

- (a) stating that the Commissioner proposes to modify the approval in the manner specified in the notice; and
- (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 on the proposed modification.

(6) Upon receiving any written representation mentioned in paragraph (5)(b), the Commissioner 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 rejects any written representation under paragraph (6)(a);
- (b) the Commissioner amends any proposed modification to the approval under paragraph (6)(b); or

(c) the Commissioner 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 must issue a written direction to the lift owner requiring the lift owner, within the time specified by the Commissioner, to give effect to the modification as specified in the notice under paragraph (5) or as amended by the Commissioner, 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 that provides an RM&D solution and includes a lift service contractor that provides an RM&D solution.”.

[G.N. No. S 875/2018]

Made on 20 June 2022.

OW FOONG PHENG
*Permanent Secretary,
Ministry of National Development,
Singapore.*

[MND/Infra/BCA/Legislation/BMSM (LEBM) Regulations;
AG/LEGIS/SL/30C/2020/3 Vol. 1]