

Our Ref: APPBCA-2025-21

Electrical and Mechanical Engineering Group

26 September 2025

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Dear Sir/Madam

IMPLEMENTATION OF BUILDING CONTROL REGULATIONS FOR FIXED INSTALLATIONS AND EXTERIOR FEATURES

Objectives

This circular aims to inform the industry about the upcoming implementation of legislations for fixed installations (i.e. lifts, escalators and mechanised car parking systems) and exterior features.

Background

- 2 On 16 June 2025, BCA updated the industry via a circular (Ref: APPBCA-2025-13) that the implementation date for the following legislations had been revised to 1 October 2025.
 - a) Building Control (Fixed Installations) Regulations 2025;
 - b) Building Control (Reportable Matters) Regulations 2025; and
 - c) Building Control (Exempt Fixed Installations and Fixed Installation Works) Order 2025.
- 3 To support the implementation of the legislations in paragraph 2, six additional legislations will be introduced, as detailed in the table below. Please refer to the table for some of their key details.

S/N	Legislation	Key details
a)	Building Control (Amendment) Act 2020 (Commencement) Notification 2025	This notification sets out the operationalisation of the respective provisions in the Building Control (Amendment) Act 2020, in relation to fixed installations and exterior features. These include requirements such as retrofitting, reporting of safety incidents and safety risks, and maintenance.
b)	Building Control (Amendment No. 2) Regulations 2025	Provisions relating to painting of external surface of buildings and maintenance of boundary gates and boundary fences have been ported over from the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) 2016 to the Building Control Regulations. In addition, a provision on appeal against notice to maintain has been introduced.

c)	Building Control (Amendment) Act 2020 (Savings and Transitional Provisions) Regulations 2025	Saving provisions on email addresses have been amended such that email addresses given to the Commissioner of Buildings (COB) under the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016 are deemed to be given to the Commissioner of Building Control (CBC) for the purposes of section 42(1A) of the BC Act in relation to any notice or document required or authorised to be served under the BC Act.
d)	Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) (Revocation) Regulations 2025	This revokes the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016 and sets out the saving and transitional provisions.
e)	Building Control (Composition of Offences) (Amendment No. 2) Regulations 2025	This sets out the offences in the Building Control Act and the Building Control (Fixed Installations) Regulations 2025 that are compoundable.
f)	Building Maintenance and Strata Management (Composition of Offences) (Amendment) Regulations 2025	Consequential amendments are made to the Building Maintenance and Strata Management (Composition of Offences) Regulations 2025 due to the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) (Revocation) Regulations 2025.

- 4 In addition, to align with the requirements in the Building Control (Fixed Installations) Regulations 2025, a new Approved Document for fixed installations will be issued on 1 October 2025.
- 5 Please also note that the permit to operate (PTO) application fees are as follows:-

Lifts and escalators

- (a) If the application relates to 10 or fewer escalators or lifts- $\$20 \times A$, where A is the number of escalators or lifts; or
- (b) if the application relates to more than 10 escalators or lifts- $\$200 + (\$10 \times B)$, where B is the number of escalators or lifts in excess of 10.

Mechanised car parking systems

- (a) No PTO application fee is imposed for mechanised car parking systems, until further notice.
- 6 The final versions of the legislations in paragraphs 2 and 3 as well as the new Approved Document for fixed installations are published on BCA's website at <https://www1.bca.gov.sg/regulatory-info/lifts-escalators/lifts-and-escalators-legislation/fixed-installation-regulations>. Please refer to the published regulations for their full details and requirements.

Implementation Dates

- 7 Parts 1, 2 and 5 of the Building Control (Fixed Installations) Regulations 2025 will apply to fixed installation works that are:-
- a) carried out on or after 1 October 2025; and

b) not part of building works for which an application to the Commissioner of Building Control for approval of plans of the building works was submitted before 1 October 2025.

- 8 Parts 3 and 4 of the Building Control (Fixed Installations) Regulations 2025 will apply to all fixed installations existing on or after 1 October 2025.
- 9 The Building Control (Reportable Matters) Regulations 2025 will apply to all fixed installations and exterior features existing on or after 1 October 2025.
- 10 The following legislations and the Approved Document for fixed installations will also commence on 1 October 2025:-
 - a) Building Control (Amendment) Act 2020 (Commencement) Notification 2025;
 - b) Building Control (Amendment No.2) Regulations 2025;
 - c) Building Control (Amendment) Act 2020 (Savings and Transitional Provisions) Regulations 2025;
 - d) Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) (Revocation) Regulations 2025;
 - e) Building Control (Composition of Offences) (Amendment No. 2) Regulations 2025; and
 - f) Building Maintenance and Strata Management (Composition of Offences) (Amendment) Regulations 2025
- 11 We would like to highlight that after 1 October 2025, the PTOs issued under the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations 2016 will continue to remain valid until their expiry. Fixed installation owners are reminded to display new PTOs in their fixed installations after the existing PTOs expire. Please refer to Section 6.1 of the user manual at the following website for the steps on retrieving and printing the new PTOs. Fixed installation owners are also reminded to ensure that the displayed PTOs are put up properly in the fixed installations and kept in a condition to ensure that the information in the PTOs can be seen clearly.
https://www2.bca.gov.sg/leap/training-materials/content/LEAPUserManual/BCA_LEAP_UserManual_Owner_v1_11.pdf
- 12 You may also refer to the following website for looks of the new PTO.
<https://www1.bca.gov.sg/regulatory-info/lifts-escalators/lifts-and-escalators-legislation/fixed-installation-regulations>

For Clarification

13 We would appreciate it if you could convey the contents of this circular to the members of your organisation. For clarification, please submit your enquiry through BCA's Online Feedback Form at <https://www.bca.gov.sg/feedbackform/> or call us at 1800 342 5222.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Teo Orh Hai', enclosed within a circular scribble.

TEO ORH HAI
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All registered lift contractors with BCA RW02A and RW02B, all registered escalator contractors with BCA RW03A and RW03B, and all registered MCPS contractors with BCA RW04A and RW04B

All Professional Engineers registered with Professional Engineers Board