

Supporting the Transformation of the Lifts and Escalators Industry

Fixed Installation (FI) Contractor Registration Enhancements

9th Jan 2023

Presented by:

Mr. Teh Chwoon Young

Senior Engineer

Electrical and Engineering Group

Regulation and Process Transformation Department



Content

- Introduction
- Registrable activities & Fixed Installation Contractor Registration
- Registration Requirements for Fixed Installation Works
- Registration Requirements for Maintenance, Inspection and/or Testing activities
- Conditions of Registration and Regulatory Action
- Progressive Wage Model (PWM)
- Grace period and on-boarding the new registration regime



Introduction

- Currently service contractors for Lift and Escalators (“**L&E**”) are required to be registered with BCA under the Building Maintenance and Strata Management (Lift, Escalator and Building Maintenance) Regulations (“**LEBM Regs**”).
- The current registration workheads are RW02 and RW03.
- On 9th Dec 2022, BCA introduced **6 new classes of registrable activities** in the Building Control (Regulating Fixed Installation Contractors) Regulation (“**the Regulation**”) to transform the L&E Industry in terms of enhancing safety of fixed installations in Singapore.
- The different classes of registrable activities allow BCA to distinguish and calibrate the registration requirements accordingly.

Note: “Fixed installation” is the term in the BC (Amendment) Act to collectively refer to lift, escalator and mechanised car parking system and includes any supporting structure, machinery, equipment, apparatus, and enclosure used or designed for use for operating a fixed installation.



Registrable activities & Fixed Installation Contractor Registration

Registrable Activities	Corresponding Regulatory Workhead under eBACS
1. Carrying out fixed installation works for lifts	RW02A
2. Maintenance, inspection and/or testing of lifts or any combination of these activities	RW02B (Tier 1,2 &3) *
3. Carrying out fixed installation works for escalators	RW03A
4. Maintenance, inspection and/or testing of escalators or any combination of these activities	RW03B
5. Carrying out fixed installation works for mechanised car parking systems	RW04A
6. Maintenance, inspection and/or testing of mechanised car parking systems or any combination of these activities	RW04B

* Registrants performing this class of registrable activity are required to comply with different conditions of registration, **depending on the type of lifts** the Registrants maintain, inspect and/or test.



Registration Requirements for Fixed Installation Works

- Fixed installation works means –
 - (a) installation of any fixed installation;
 - (b) the carrying out of such major alteration or replacement works as may be prescribed in respect of any fixed installation; or
 - (c) the testing and commissioning, following the completion of any works mentioned in (a) or (b), of any fixed installation.
- **RW02A** – Fixed installation works for Lifts
- **RW03A** – Fixed installation works for Escalator
- **RW04A** – Fixed installation works for Mechanised Car Parking System (“**MCPS**”)



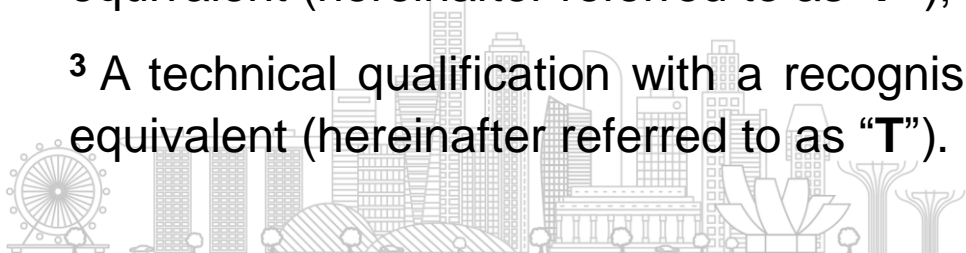
Registration requirements for Fixed installation works for Lifts

Registered Workheads	Requirement for Technical Person(s) ¹	Minimum work experience	Other registration requirements
RW02A	3 persons (P ² or T ³)	P – 5 years T – 8 years	<ul style="list-style-type: none"> • Has a minimum paid-up capital of SGD 50,000 • Payment of application fee of \$550

¹ Technical Persons are persons who have a minimum number of years' **relevant technical work experiences** (as prescribed under column min work experience) for the respective registrable activities.

² A professional qualification with a recognised **degree** in Electrical/Electronics or Mechanical engineering or equivalent (hereinafter referred to as “**P**”);

³ A technical qualification with a recognised **diploma** in Electrical/Electronics or Mechanical Engineering or equivalent (hereinafter referred to as “**T**”).



Registration requirements for Fixed installation works for Escalators

Registered Workheads	Requirement for Technical Person(s)	Minimum work experience	Other registration requirements
RW03A	3 persons (P or T)	P – 5 years T – 8 years	<ul style="list-style-type: none">• Has a minimum paid-up capital of SGD 50,000• Payment of application fee of \$550



Registration requirements for Fixed installation works for MCPS

Registered Workheads	Requirement for Technical Person(s)	Minimum work experience	Other registration requirements
RW04A	1 persons (P or T)	P – 0 years T – 3 years	<ul style="list-style-type: none">• Has a minimum paid-up capital of SGD 50,000• Payment of application fee of \$550



Registration Requirements for Maintenance, Inspection and/or Testing activities

- Maintenance, inspection and/or testing of fixed installations or any combination of these activities
- **RW02B** – Maintenance, inspection and/or testing of lifts or any combination of these activities for Lifts
- **RW03B** – Maintenance, inspection and/or testing of lifts or any combination of these activities for Escalator
- **RW04B** – Maintenance, inspection and/or testing of lifts or any combination of these activities for Mechanised Car Parking System

Note:

- Current RW02 and RW03 registered contractors **will be exempt** from paying the respective application fees for their **first registration** for the registrable activities of maintenance, inspection and/or testing of lifts & escalators, if these service contractors apply to be registered under Part 5B of the Act within 6 months from 9 December 2022.
- These service contractors' registration under Part 5B of the Act will expire on the expiry date of their respective RW02 and RW03 registrations

Registration Requirements for Maintenance, Inspection and/or Testing activities for Lifts

Registered Workheads			Requirement for Technical Person(s)	Minimum work experience	Other registration requirements
RW02B	Tier 1	Maintenance of <u>all</u> types of lifts	3 persons (P or T)	P – 5 years T – 8 years	<ul style="list-style-type: none"> Has a minimum paid-up capital of SGD 50,000 Payment of application fee Progressive Wage Plan that meets the requirements under section 29Q(3) of the Act
	Tier 2	Maintenance of lifts with a rated speed of less than <u>5 meters per second</u>	2 persons (P or T)	P – 3 years T – 5 years	
	Tier 3	Maintenance of home lifts in residential units	1 person (P or T)	P – 0 years T – 3 years	

Fee Banding for Lift Maintenance

Band 1 (Applicant is maintaining 1,000 units and above as at the time of application)	\$3,300
Band 2 (Applicant is maintaining 500 to 999 units as at the time of application)	\$2,300
Band 3 (Applicant is maintaining up to 499 units as at the time of application)	\$900

No correlation between Tiers and Fee Bands

Registration Requirements for Maintenance, Inspection and/or Testing activities for Escalators

Registered Workheads	Requirement for Technical Person(s)	Minimum work experience	Other registration requirements
RW03B	2 persons (P or T)	P – 3 years T – 5 years	<ul style="list-style-type: none"> • Has a minimum paid-up capital of SGD 50,000 • Payment of application fee • Progressive Wage Plan that meets the requirements under section 29Q(3) of the Act

Fee Banding for Escalator Maintenance	
<u>Band 1</u> (Applicant is maintaining 1,000 units and above as at the time of application)	\$3,300
<u>Band 2</u> (Applicant is maintaining 500 to 999 units as at the time of application)	\$2,300
<u>Band 3</u> (Applicant is maintaining up to 499 units as at the time of application)	\$900



Registration Requirements for Maintenance, Inspection and/or Testing activities for MCPS

Registered Workheads	Requirement for Technical Person(s)	Minimum work experience	Other registration requirements
RW04B	1 persons (P or T)	P – 0 years T – 3 years	<ul style="list-style-type: none">• Has a minimum paid-up capital of SGD 50,000• Payment of application fee of \$550



Key Conditions of Registration

Pursuant to section 29P(1)(b) of the Building Control Act 1989 (the “**Act**”), the registrations to carry out activities as described in the Notice of Registration, is subject to the terms and conditions set out in the Conditions of Registration, including but not limited to the followings:

1. Each registration is typically valid for 3 years.
2. Registrant shall notify the Authority within seven (7) days, of any change or inaccuracy in any information.
3. Maintain a minimum paid-up capital of SGD 50,000 at all times.
4. Shall not assign, transfer, sublet or otherwise dispose of its rights, duties, liabilities, obligations under the Registration to any person.
5. Technical persons shall be employed on a **full-time basis** throughout the Validity Period

Pursuant to section 3(2) of the Building Control (Regulating Fixed Installation Contractors) Regulation 22, a late fee of \$100 shall be imposed if firm do not renew their registration one month before the expiry of their registration.



Key Regulatory Action

Pursuant to section 29R (1) of the BC Act, BCA may by order, cancel the registration of a registrant subject to, but not limited to the followings –

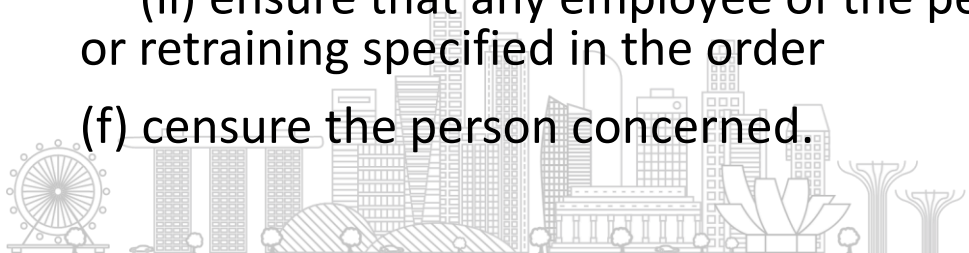
- obtained the registration by fraud or misrepresentation; or
- contravening or not complying with, or has contravened or failed to comply with –
 - (i) any condition of the registration;
 - (ii) any provision of the Act or the building regulations applicable to the person as a registrant
- convicted of an offence involving fraud or dishonestly, or an offence under the Act or any subsidiary legislation made under this Act
- the person is not carrying out registrable activity in a safe and effective manner; or
- the cancellation of registration is in the public interest.



Key Regulatory Action (cont'd)

Pursuant to section 29R (2) of the BC Act, BCA may in lieu of cancelling a person's registration, do (without compensation) any one of more of the followings:

- (a) suspend the registration of the person for not more than 6 months;
- (b) modify any condition of the person's registration;
- (c) direct the person to pay a financial penalty of an amount that BCA thinks fit, being not more than \$20,000
- (d) direct that, for a period specified in the order, the person –
 - (i) must not enter into or undertake any contract or engagement to carry out any registrable activity; or
 - (ii) may enter into or undertake any further contract or engagement to carry out registrable activity, provided that the number of fixed installations must not exceed the number specified in the order;
- (e) Direct that the person –
 - (i) rectify any contravention or non-compliance
 - (ii) ensure that any employee of the person who carries out registrable activities undergoes the training or retraining specified in the order
- (f) censure the person concerned.



Progressive Wage Model (PWM)

With the commencement of Part 5B of the Act and the Regulations, the Commissioner of Building Control will issue the PWM order under section 29Q(3) of the Act (“**PWM Order**”).

- As conditions of registration under Part 5B of the Act, registrants carrying out **maintenance of lifts and/or escalators** are required to:
 - (a) pay their employees who are Singapore citizens or permanent residents as further described in the PWM Order (“**eligible employees**”) the **minimum amount of basic wage** & the **minimum amount of progressive wage model bonus** in accordance with the PWM Order;
 - (b) have a **written contract of service** with every eligible employee employed to carry out the maintenance, inspection and/or testing of lifts and/or escalators; and
 - (c) issue a **payslip** containing particulars of an eligible employee’s basic wage and other payments received by the eligible employee
- Registrant shall submit a progressive wage plan annually and during the application of the respective registrable activities.



Exemption Order and Grace period

A **6-month grace period** (under an Exemption Order) will be provided for the industry to register under Part 5B of the Act. During the grace period:

- (a) contractors who are currently registered with BCA under RW02 and RW03;
- (b) contractors carrying out fixed installations works for lifts, escalators and MCPS; and
- (c) contractors carrying out maintenance, inspection and testing of MCPS.

are permitted to continue carrying out their existing registrable activities without being registered under Part 5B of the Act.

→ *Note: Does not apply to new contractors who wish to carry out maintenance works for lifts and are currently not registered with BCA under RW02 and RW03*



On-boarding the new registration regime

BCA will be scheduling existing contractors for registration under Part 5B of the Act progressively. Firms will be receiving an email with the instruction. **Firms are reminded to prepare ahead.**

→ *Example: BCA schedules a firm to register in Mar 2023, if the firm is unable to meet the Technical Person requirement, they could still come in later as long as are registered **before 8th Jun 2023.***

Contractors with current RW02 and RW03 registrations which are expiring during the grace period are encouraged to apply for registration under Part 5B of the Act two (2) months before the expiry of their current registrations.



Useful Links

- Registration process shall be similar to the current RW02 and RW03 registration via eBACS.

<https://www.bca.gov.sg/eBACS>

- More details on the new registration regime can be found under our **FAQ** and **Registration Instructions** in this link

<https://www1.bca.gov.sg/regulatory-info/lifts-escalators/lifts-and-escalators-legislation>

- Building Control (Regulating Fixed Installation Contractors):

<https://sso.agc.gov.sg//SL-Supp/S946-2022/Published/20221208?DocDate=20221208>

- Exemption Order:

[Building Control \(Fixed Installation Contractors — Exemption\) Order 2022 - Singapore Statutes Online \(agc.gov.sg\)](#)

- More information on Progressive Wage Model:

<https://www1.bca.gov.sg/about-us/news-and-publications/media-releases/2021/07/16/government-accepts-recommendations-to-uplift-lift-escalator-technicians-with-sustained-wage-increases-and-annual-bonus>

<https://www1.bca.gov.sg/regulatory-info/lifts-escalators/singapore-s-lift-industry-attracting-developing-and-retaining-our-local-workforce/progressive-wage-model-application-for-lift-firms>



Thank you



@BCASingapore

