

**No. S 000**

**BUILDING CONTROL ACT 1989**

**BUILDING CONTROL (EXEMPT FIXED INSTALLATIONS  
AND FIXED INSTALLATION WORKS) ORDER 2025**

**ARRANGEMENT OF PARAGRAPHS**

Paragraph

1. Citation and commencement
2. Definition
3. Exempt fixed installations
4. Exempt fixed installation works

The Schedule

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In exercise of the powers conferred by section 30 of the Building Control Act 1989, the Minister for National Development makes the following Order:

**Citation and commencement**

**1.** This Order is the Building Control (Exempt Fixed Installations and Fixed Installation Works) Order 2025 and comes into operation on 1 July 2025.

**Definition**

**2.** In this Order, “specified fixed installation” means any fixed installation specified in the Schedule.

**Exempt fixed installations**

**3.** The Act and the building regulations do not apply to any specified fixed installation.

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**Exempt fixed installation works**

4. The Act and the building regulations do not apply to any fixed installation works for the installation of a specified fixed installation or that is carried out in relation to a specified fixed installation.

**THE SCHEDULE**

Paragraph 2

**SPECIFIED FIXED INSTALLATIONS**

- (1) A stage or orchestra lift.
- (2) A lift that is used solely to carry out building works.
- (3) A lift that is not attached to any building and is designed to be used by a person to carry out works.
- (4) A lifting platform that is designed to be used to raise or lower a person who is carrying out works, such as a mast climbing work platform, building maintenance unit, suspended scaffold or mobile elevating work platform.
- (5) A lift that is used as part of an amusement ride (within the meaning given by section 2(1) of the Amusement Rides Safety Act 2011).
- (6) A stairlift or vertical platform lift that —
  - (a) has a maximum vertical displacement of less than 1,000 millimetres during operation;
  - (b) exerts a maximum downward force of less than 150 Newtons when the lift moves downwards; and
  - (c) serves a single residential unit.
- (7) A lift installed in any ship or aircraft.
- (8) A lifting device that does not move along any guide or guides.

Made on 2025.

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

[insert ref. no.; AG/LEGIS/SL/29/2020/9]

(To be presented to Parliament under section 52 of the Building Control Act 1989).

Note 1: JY/BC(Exm FI & FI works) Order 2025 (v04)(11.12.24)