

Our Ref: APPBMSMA-2018-02

Special Functions Group

21 August 2018

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Dear Sir/Madam,

ADVISORY ON REGULAR INSPECTION AND MAINTENANCE OF EXTERIOR FEATURES ON BUILDING FAÇADE

Aim

This advisory serves to remind building owners/MCSTs/Town Councils (collectively "**Building Owners**") to carry out regular inspection and maintenance of their exterior features on building facades.

Regular Inspection and Maintenance

2. Since the beginning of this year, BCA has been notified of several incidents where exterior features on building façades such as plaster, cladding panels and building boards have fallen from the exterior wall and soffit of roof slab of buildings. Such incidents pose a great safety risk and danger to members of the public.

3. Building Owners have a duty¹ under the Building Maintenance and Strata Management Act to ensure that exterior features remain securely fixed to the building facade. As exterior features are constantly subject to external weathering, Building Owners are reminded to carry out regular inspections of their exterior features and their supporting connections to ensure that they remain securely fastened/attached to the building. Where there are signs of deterioration (e.g. corrosion, looseness, bulging,

¹ Under Section 9 of the Building Maintenance and Strata Management Act, every Building Owner must ensure that every exterior feature in the building is kept or maintained in a manner that ensures the exterior feature is securely fixed and does not collapse. Failure to maintain such features is an offence and on prosecution, a Building Owner may be liable to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 12 months or to both.



cracks, etc.), these exterior features and/or their supporting connections must be repaired, replaced or removed immediately.

Contact Person for Clarifications

4. Should you need any clarifications, please call BCA's hotline at 1800-3425 222 or by email to: bca_enquiry@bca.gov.sg.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Lim Beng Kwee', with a stylized flourish at the end.

LIM BENG KWEE
DIRECTOR
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for COMMISSIONER OF BUILDINGS

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All building owners including Town Councils

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