

1 September 2020

See Distribution List

Dear Sir/Madam,

PERSONS RESPONSIBLE TO REGULARLY INSPECT AND MAINTAIN BUILDINGS' EXTERIOR FEATURES

Aim

1. This advisory serves to remind all persons responsible to carry out regular inspection and maintenance of exterior features on building facades under their charge and control.

Regular Inspection and Maintenance

2. BCA has become aware of several recent incidents, where exterior features of buildings such as brick facades, plaster, cladding panels and building boards have fallen from buildings. Such incidents pose a real safety risk and danger to members of the public.
3. In particular, we wish to draw attention to brick facades. Brick façades are commonly used on older buildings in the form of cladding system or infill between inter-storeys. Over time, the bricks and/or its bedding joints will deteriorate and exhibit signs of deterioration on the facade (e.g. bulging, de-bonding, cracks, etc.). If the defects are not rectified, further deterioration will result and affect the integrity of the façade, causing dislodgement or collapse of the façade elements. From 2008 to 2019, 11 cases of fallen brick facades incidents were reported to BCA.
4. Persons responsible have a duty¹ under the Building Maintenance and Strata Management Act (Cap. 30C) to ensure that exterior features and its support remain securely fixed to buildings. Given that exterior features of buildings are constantly subject to weathering and aging process, persons responsible are reminded to carry out regular inspections and maintenance of their exterior features and their supporting connections to ensure that exterior features and their support remain securely fixed to buildings. Where there are signs of deterioration, these exterior features and/or their supporting connections must be repaired, replaced or removed without delay.

¹ Under Section 9(1) of the Building Maintenance and Strata Management Act, every person responsible must ensure that every exterior feature of a building is kept or maintained in a manner that ensures the exterior feature or its support is securely fixed and does not collapse, partly or wholly. Failure to comply with section 9(1) of the Building Maintenance and Strata Management Act is an offence and shall be liable on conviction to a fine not exceeding \$10,000 or to imprisonment for a term not exceeding 12 months or to both.

Contact Person for Clarifications

5. Should you need any clarifications, 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,

LEE CHEE WEYE
DIRECTOR
BUILDING RESILIENCE GROUP
for COMMISSIONER OF BUILDINGS
BUILDING AND CONSTRUCTION AUTHORITY

DISTRIBUTION (via e-mail):

President
Real Estate Developers' Association of Singapore (REDAS)
190 Clemenceau Avenue #07-01
Singapore Shopping Centre
Singapore 239924
enquiry@redas.com

Singapore Hotel Association
17 Cantonment Road
Singapore 089740
secretariat@sha.org.sg

Association of Property and Facility Managers (APFM)
110 Middle Road #09-00
Chiat Hong Building
Singapore 188968
secretariat@apfm.mygbiz.com

International Facility Management Association IFMA (Singapore Chapter)
Killiney Road Post Office PO Box 2104
Singapore 912352
contact@ifmasingapore.org

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