



### **Safety of Air-Conditioner**

6 If you have installed air-conditioners, you will have to regularly check and maintain the air-conditioners and the supporting stainless steel brackets to ensure that they are properly secured and in good condition at all times.

7 When checking the air-conditioners, it is important to pay particular attention to verify that the stainless steel brackets supporting the air-conditioner are securely mounted on the concrete or brick walls and NOT on the timber frames. [Please see photographs in Annex B]. Any loosened or corroded parts should be repaired/replaced immediately by BCA trained air-conditioner installer engaged at your own costs. For further information on the guidelines and approved installation methods, please log on to our HDB InfoWEB at [www.hdb.gov.sg](http://www.hdb.gov.sg) under Home Owners>Renovating Your Home>HDB Renovation Guidelines>Air-Conditioner Installation Works or air-conditioner maintenance tips at [www.hdb.gov.sg/aircon\\_safety](http://www.hdb.gov.sg/aircon_safety). If you need help in engaging a BCA trained air-conditioner installer, you may refer to BCA website at [www.bca.gov.sg](http://www.bca.gov.sg) under Home Dwellers>Air-Conditioner Bracket Safety>Trained Installers.

### **Consequences of window or air-conditioner falling**

8 Under the Building Maintenance and Strata Management Act 2004 (BMSMA), it is an offence if an owner fails to properly maintain his window and the window falls. If convicted, the owner can be liable to payment of a fine of up to \$10,000 and/or jail term of up to 12 months or both. Similarly when an air-conditioner falls, flat owner can also be penalized under the Building Maintenance and Strata Management Act if his air-conditioner falls because of poor maintenance.

9 Under the Building Control Act, improper installation of air-conditioner units carries a maximum fine up to \$5,000 or a jail-term of up to 6 months or both.

10 We seek the co-operation of all flat owners to play their parts in ensuring that our living environment is safe and pleasant.

Yours faithfully

(Signed)  
YOUNG KOK WEE  
HEAD, HOUGANG BRANCH OFFICE  
HOUSING & DEVELOPMENT BOARD