



## SCDF charges six building owners for occupying premises without valid Fire Certificate

Between 12 January and 27 April 2021, six building owners were charged in court for contravening Section 20(2) of the Fire Safety Act (FSA)<sup>1</sup>, by occupying their respective premises without a valid Fire Certificate (FC). For a list of the premises and charges meted out, please refer to **ANNEX**.

### Importance of a Fire Certificate

2. Under the FSA, premises must have a valid FC before they can be occupied.<sup>2</sup> A valid FC is evidence that the fire safety measures<sup>3</sup> installed within the premises have been checked to be in working condition, and that the building is safe to be occupied.

3. Depending on the premises' fire risk and extent of fire safety measures required, its FC has to be renewed every one to three years. A Professional Engineer must be engaged to check the serviceability of its measures before SCDF approves the FC renewal.

4. SCDF had alerted the six building owners to renew their FC two months prior to the FC's expiry and issued multiple reminders thereafter. However, the owners had disregarded the reminders and failed to renew their FC, and allowed the premises to be occupied even after the FC had expired. All six premises have since renewed their FC.

### SCDF takes a serious view of Fire Certificate-related offences

5. SCDF takes a very serious view of FC-related offences, especially the occupying of premises without a valid FC. A valid FC is issued only after a building's

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<sup>1</sup> This section states that a person must not (a) occupy or use a building; or (b) permit a building owned or managed by the person to be occupied or used; unless there is a fire certificate authorising the occupation or use.

<sup>2</sup> Newly-constructed buildings that are issued with a Fire Safety Certificate (FSC) are exempted from the requirement to have a valid FC for the first year. This is because the FSC already indicates that fire safety works had been completed in accordance with the requirements of the Fire Code, which includes ensuring that the fire safety measures installed are in proper working condition.

<sup>3</sup> Such measures include automatic sprinkler systems, fire alarm systems, and emergency power supply, among others.

fire safety measures - such as fire alarm systems, sprinkler systems, and emergency power supply systems – have been checked to be in working condition. If these critical systems are not functioning, there is great risk to the building's occupants during emergencies, and can lead to severe consequences such as loss of life and damage to property. We urge all building owners to play their part to ensure the safety of the occupants of their premises.

**Singapore Civil Defence Force**  
**12 May 2021**

List of premises and charges meted out

<b>S/N</b>	<b>Building Address</b>	<b>Date of Prosecution</b>	<b>Offence Description</b>	<b>Charge meted out</b>
1	121 Neythal Road, Singapore 628606	12 Jan 2021	Building owners allowed their premises to be occupied without a valid FC. The period of this occupation ranged between one to two months.	Building owners were fined between \$1,400 and \$2,000.
2	27 Foch Road, Singapore 209264	26 Jan 2021		
3	40 Tuas West Road, Singapore 638389	26 Jan 2021		
4	175 Bencoolen Street, Singapore 189649	23 Feb 2021		
5	5 Tuas View Lane, Singapore 637291	30 Mar 2021		
6	3 Pioneer Sector Walk, Singapore 627897	27 Apr 2021		