HOME LIFTS

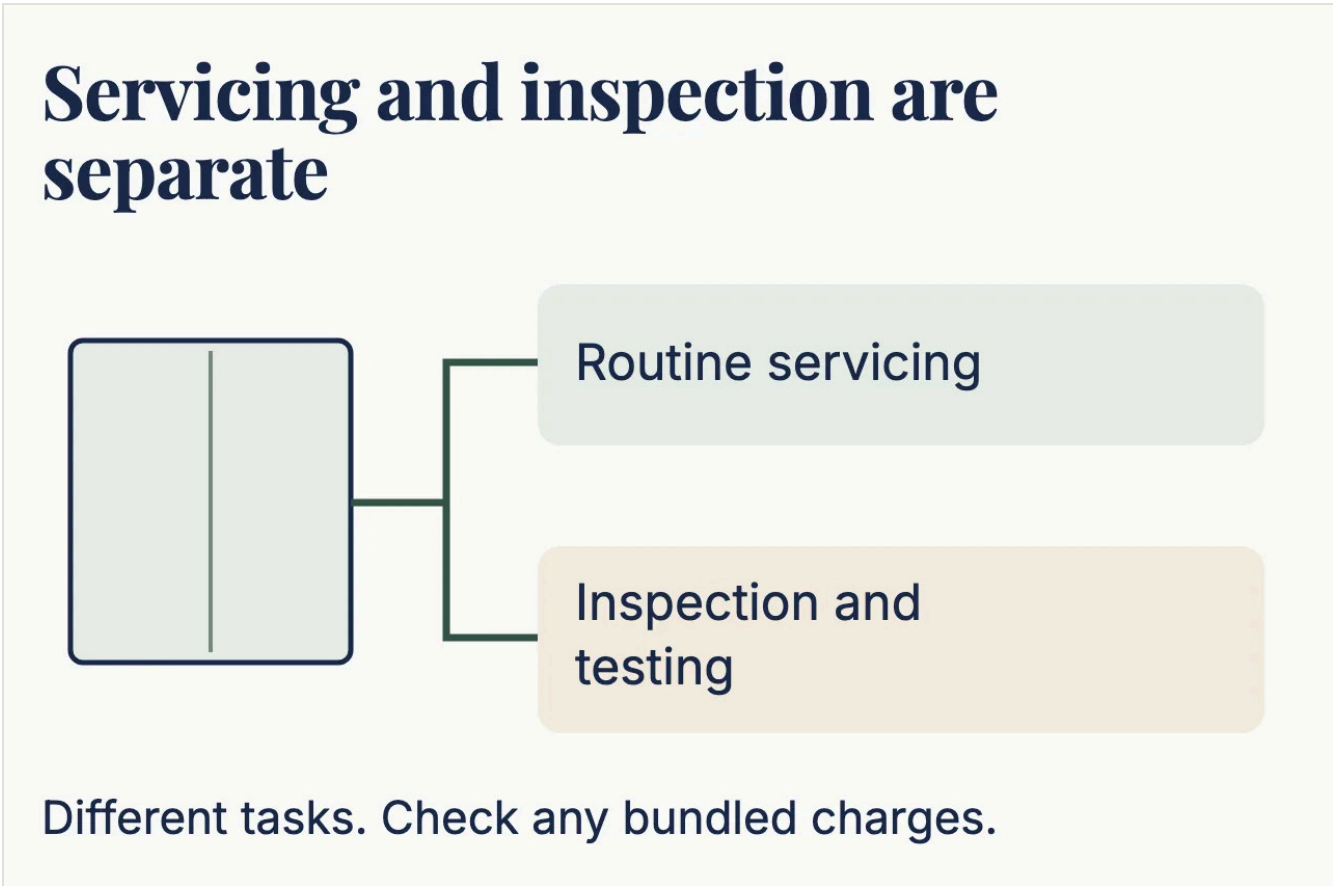
What home lift maintenance costs include

By DirectHome Team Updated 12 October 2026 9 min read Explore our home lifts service ↗

Singapore installers advertise home lift maintenance from about S$800 to S$2,000 a year on their own websites (checked October 2026). Those are starting prices, not quotes, and more servicing visits or cover for parts and repairs raises your bill. Any lift rising a metre or more needs a yearly test and permit, and the government's permit fee is S$20 a lift.

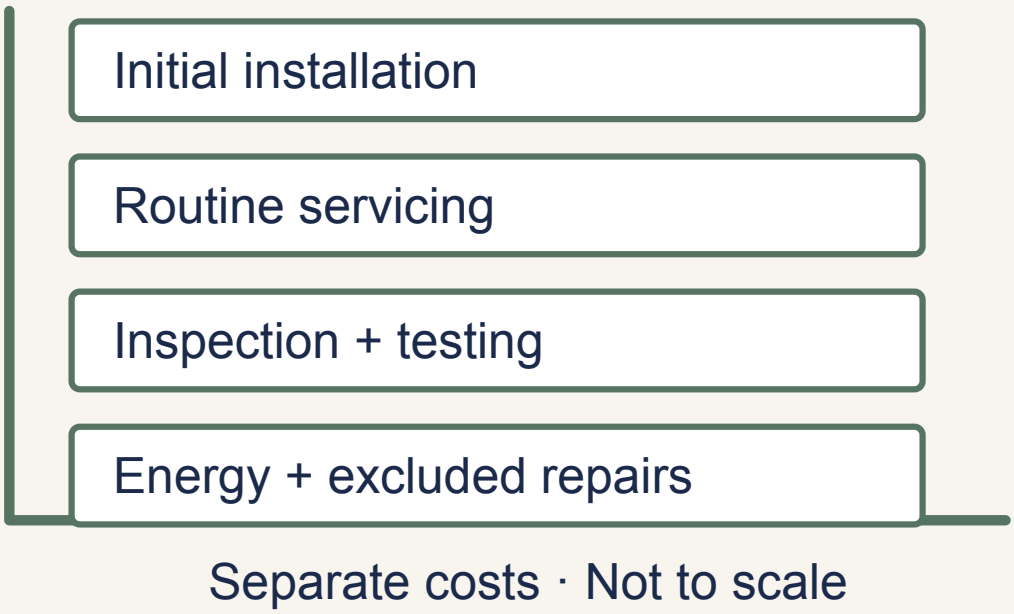
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Routine servicing and inspection or testing are distinct tasks even when one agreement bundles their charges.

The Annual Cost Most Owners Underestimate



Once the lift is installed, keep servicing, the yearly inspection, electricity and repairs outside your cover as separate lines in the budget.

Build an annual budget from the actual lift agreement

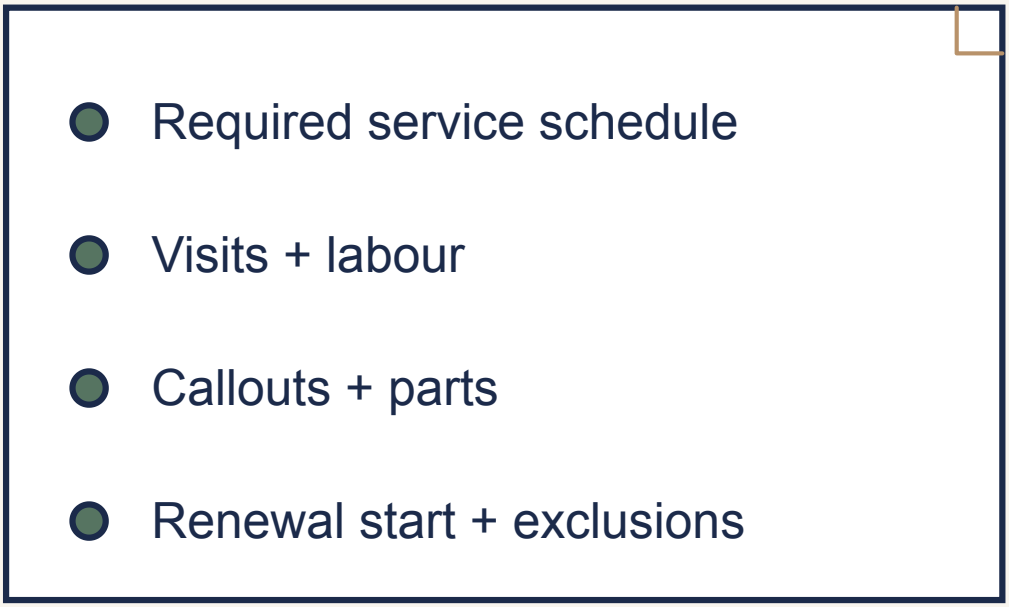
Budget line	Amount to use	Count it when
Maintenance	The annual quotation for your model	Always, once the visits match the maker's schedule and you know whether parts and labour are covered.
Inspection and renewal	The quoted work outside maintenance	For a lift that needs a Permit to Operate, only the test, engineer and permit work the maintenance fee leaves out. Count the S$20 government application fee once.
Electricity	Annual kWh multiplied by your tariff	Always, though you pay it on your electricity bill, not to the lift firm.
Known repairs	Current approved quotations	They are outside the agreement and due in the budget period.

If you're planning a home lift, its annual budget has two kinds of spending. Scheduled servicing and the annual inspection are planned commitments; a failed component creates a separate bill only if its repair falls outside the cover you bought. The maintenance fee alone cannot show both.

Ask for the maintenance quote at the same time as the lift quote, so the yearly bill sits beside the initial home lift cost when you decide. The home lift buying guide explains how model, access and installation choices feed into the longer commitment.

Use the quoted annual fee as the starting line, then add only the work it excludes. If the agreement already includes inspection and renewal administration, adding another complete renewal package would count the same work twice.

The Maintenance Contract Itself



Compare agreements on their service schedule, what the visits, labour, callouts and parts include, and what they leave out, not just the plan name.

Broader cover moves specified repair costs into a fixed fee. BCA's guide for lift owners distinguishes comprehensive cover from standard contracts that charge separately for worn or defective parts. The actual agreement still controls which components, labour and callouts are included.

A higher annual fee can be worthwhile if it covers the parts and labour you could not comfortably fund after a failure. Start with the expensive exclusions, such as the control panel and drive parts and the labour to replace them, then compare the extra fixed payment with the exclusions it removes and ask about limits per visit or per year. A longer list of routine checks does not by itself mean more repair cover.

For a lift serving one home, BCA's maintenance schedule follows the manufacturer's recommendation, or every three months when there is none, and the work is done by a lift maintenance firm registered with BCA as a fixed installation (FI) service contractor. The exemption that matters in a home covers a stairlift or platform lift that rises less than 1,000 millimetres and pushes down with less than 150 newtons, set out with the permit rules below. Ask for the named model's schedule before comparing visit counts.

Ask when any maintenance included with the installation ends and the first paid year starts, so that bill isn't a surprise. An installation warranty and a maintenance agreement can overlap, but a promise to repair a defect is not the same as scheduled servicing.

Compare contract cover, not just the plan name

Check	Basic or non-comprehensive cover	Comprehensive cover
Planned visits	The visits and tasks stated in the agreement.	The visits and tasks stated in the agreement.
Repairs and parts	Excluded work is quoted separately.	A broader stated set may be included; read exclusions and limits.
Breakdown attendance	May be included or charged separately.	Check whether attendance and out-of-hours charges are covered.
Budget implication	More repair costs may remain variable.	More covered work may sit within the fixed fee, with some costs still excluded.

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BCA Periodic Inspection



The statutory application fee is not the complete renewal price. Check which commercial work the proposal includes.

For an application covering one lift, the government Permit to Operate (PTO) application fee is S$20 under the 2025 regulations. Each permit lasts 12 months, and a renewal application has to include a test report and a certificate signed by the independent specialist professional engineer. So that fee is only the government's part of renewing, not the whole cost. The testing and the engineer's certificate are paid for separately, either inside your maintenance contract or quoted on top.

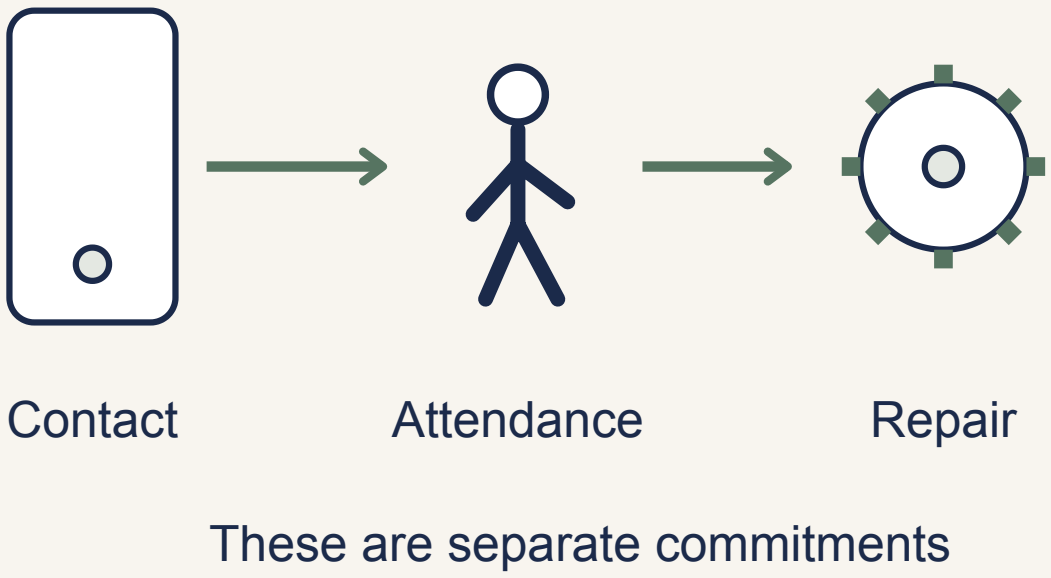
Annual inspection and testing are separate from routine maintenance. BCA identifies a registered FI service contractor with an independent Specialist Professional Engineer or FI Inspector present. Ask which party arranges each part and where its fee appears in the proposal.

These permit, testing and servicing rules apply to every lift the building rules treat as a fixed installation, home lifts included. A narrow exemption, in an order made by the Minister for National Development, covers a stairlift or vertical platform lift that serves a single home, rises less than 1,000 millimetres and pushes down with less than 150 newtons. All three conditions must hold, and it is the vertical rise that counts, so a longer rail over a short rise can still qualify. A lift that rises a full floor still needs its permit, yearly test and scheduled servicing.

Outside that exemption, a lift can't be used without a valid Permit to Operate, and regular servicing doesn't guarantee it passes the yearly test. Use the expiry on the actual permit to plan renewal, and keep the current permit with service and inspection reports. If defects need attention, obtain their

scope and price rather than assuming every item needed to pass the inspection sits within the annual fee. The approvals and first permit for a new lift are covered in what BCA requires for a home lift.

Callout Fees for Breakdowns

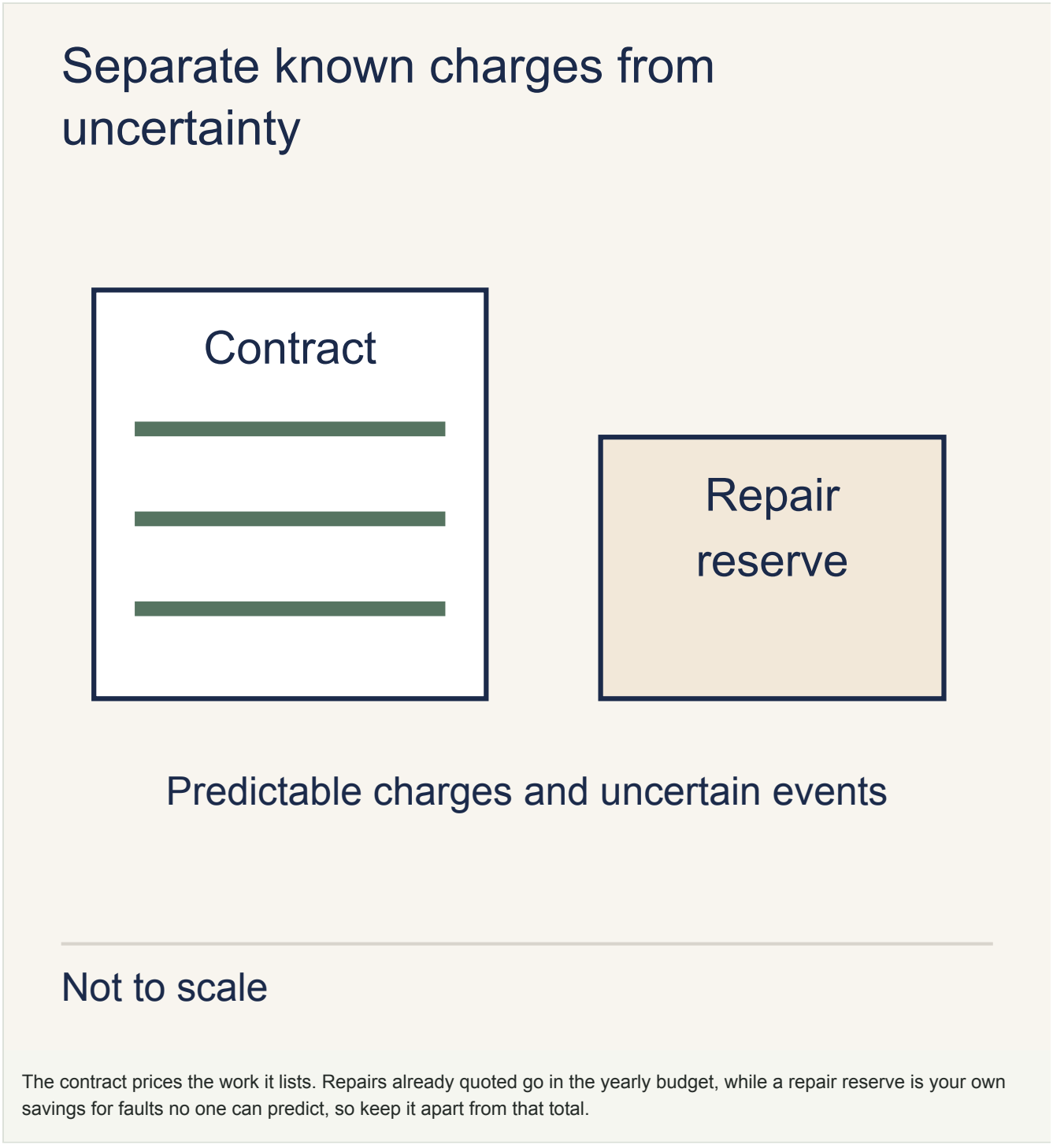


Calling the firm, a technician arriving and the lift being fixed are separate steps, so ask what the plan says about each. Stop using a faulty lift and don't open its doors or covers.

A breakdown bill can begin with attendance and diagnosis, then add labour and parts. An emergency number tells you how to reach the firm, not when a technician will arrive or what the visit will cost. Before choosing a plan, ask what changes in the evenings, at weekends and on public holidays, and whether a return visit is charged if a part has to be ordered. An attendance commitment does not promise the lift will be working by the end of that visit.

If the lift starts jerking, makes a new noise or stops unexpectedly, stop using it and report it to the firm that services it. Don’t open doors or covers; a qualified technician must secure and isolate faulty equipment before anyone looks closely. If someone relies on the lift for their bedroom or bathroom, parts availability and the arrangements during an outage carry real weight, so compare support for the exact model and plan access to essential rooms while repairs are underway.

Parts Replacement Over Time



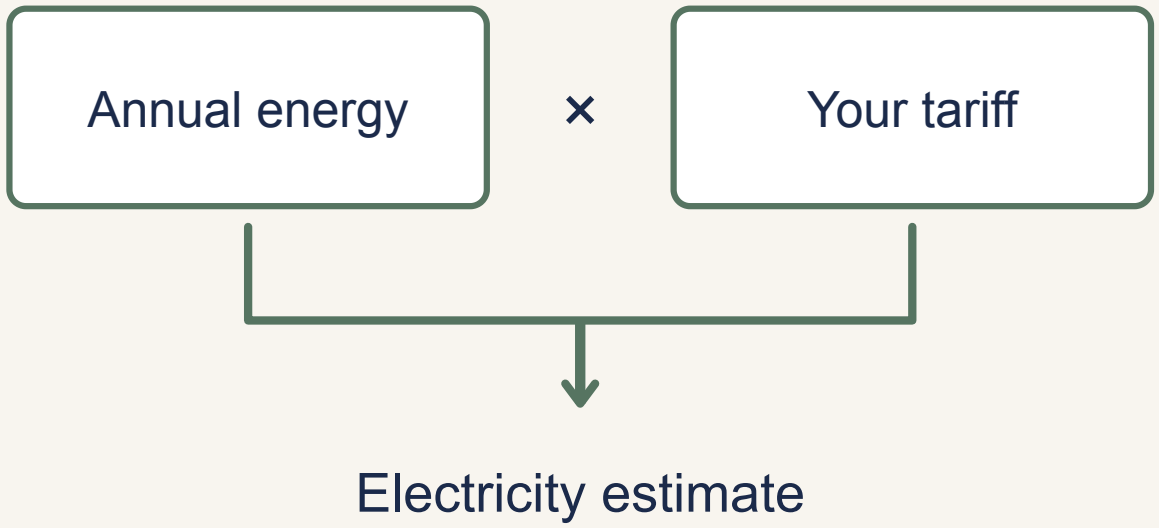
The contract prices the work it lists. Repairs already quoted go in the yearly budget, while a repair reserve is your own savings for faults no one can predict, so keep it apart from that total.

Check warranty terms alongside the maintenance exclusions. A replacement component may be covered while diagnosis, travel or fitting labour is chargeable, and batteries, wear items and major components can carry different terms from the rest of the cover. Keep the written part number, reason for replacement and warranty terms with the service history so a repeat failure can be investigated.

A repair reserve is money you hold, not a charge from the provider. Fund any known upcoming work using its current quotation, then decide what additional savings suit you. Keep those extra savings separate from the annual total so they cannot be mistaken for a predicted repair bill.

Aritco gives around 25 years as the expected life of a well-maintained Aritco home lift. That is one maker's expectation, not an average for every residential lift or a guarantee against earlier repairs. Condition, parts support and the cost of identified work are more useful for your next budget than assuming all components expire together.

Electricity, Cleaning, and Small Costs



Multiply the lift's yearly energy use, including standby, by the rate on your own electricity plan.

Estimate electricity from the actual model's annual consumption or measured use, including standby, multiplied by the tariff you pay. Motor power alone is not annual consumption because the lift does not run continuously. Use your own electricity plan and update the estimate when the rate changes. The home lift running-cost guide separates household electricity from the maintenance contract.

Cleaning accessible cabin surfaces follows the user manual. It does not replace professional maintenance, and opening machinery covers is not a household cleaning task. Keep maintenance access clear and report unusual movement, noise or stopping to the service provider.

Have the lift model, current agreement, permit expiry date and recent service reports to hand when you compare maintenance quotes, and check whether each quote includes GST. If you're planning a new home lift, we start with a free site assessment and give a fixed-price quote within 3 to 5 working days of it, never from a photo; ask us then how maintenance and after-care would work for that lift. For an existing lift, confirm support with the firm that services it.

Common questions

What is the total annual cost of owning a home lift in Singapore?

Singapore installers advertise maintenance alone from about S$800 to S$2,000 a year on their own websites (checked October 2026), as starting prices, not quotes. The government's own charge is the S$20 permit application fee per lift, for a lift that needs a Permit to Operate. The rest is your maintenance quote, the yearly test and engineer's fee if the contract leaves them out, electricity on your own bill, and any repairs outside the cover.

How much is a home lift maintenance contract per year?

Singapore installers advertise a yearly home lift maintenance contract from about S$800 to S$2,000 on their own websites (checked October 2026), but those are starting prices, not a quote for your model. BCA's guide for lift owners describes a standard contract, which covers checks and consumables, as much cheaper than a comprehensive one that also covers repairs and parts. The maker's servicing schedule then sets how many visits the fee has to include.

Is the BCA Periodic Inspection separate from the maintenance contract?

For a lift that needs a Permit to Operate, yes, annual inspection and testing are separate tasks from routine servicing, although a contract can bundle their charges. Identify the registered contractor, independent SPE or FI Inspector, documentation and renewal administration included before adding another fee. A stairlift or platform lift serving one home that rises less than 1,000 millimetres and pushes down with less than 150 newtons is exempt from the permit, the yearly test and the servicing rules.

How much do home lift breakdown callouts cost?

Ask for normal-hours and after-hours attendance rates, diagnosis and labour terms, and whether parts or a return visit are extra. Agree who can approve chargeable work before it starts.

How much electricity does a home lift add to my bill?

Multiply measured or model-specific annual kilowatt-hours, including standby, by your own tariff. A motor's rated kilowatts alone cannot establish the annual bill, and the home lift running-cost guide walks through the method.

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