

LIFTS: RIGHTS AND RESPONSIBILITIES

If you buy a flat in a shared block, the chances are that you will also be a co-owner of the lift. This means you will have to pay a share of the costs of maintenance. Regular lift inspection and maintenance are legal requirements. A lift that is not properly maintained could cause injury or damage to third parties, exposing the lift's owners to liability for damages.

If you are planning to buy a flat, note the following.

1. Check whether a lift is already installed. If not, your contract with the current owner should ensure that the lift will comply with all relevant legislation.
2. If a lift is already installed in the block, check whether it is legally classed as new or existing. [Inspection of Lifts Regulations, 2007](#) defines a new lift as one installed and put into service on or after July 1, 2002. An existing lift is defined as one that was installed and put into service before this date. Ask the property vendor when the lift was installed and put into service.
3. Ask the vendor whether the lift is [CE-marked](#). Alternatively, ask the condominium administrator or lift owner about this. Regulations specify that all new lifts have to be [CE-marked](#). If the lift is not [CE-marked](#), contact the person responsible for the lift, who should take all the necessary steps to ensure the lift is regularised.
4. If the (new) lift is [CE-marked](#), find out whether the lift is registered with the [MCCAA](#), as required by law. All registered lifts are issued with a registration number. The person responsible for the lift should be able to confirm the registration number. Alternatively, ask the [MCCAA](#) whether the lift is registered.
5. If the lift is not registered with the [MCCAA](#), insist on having it registered. It helps if you have the support and cooperation of the other owners in the same block.
6. A lift installed in a residential building has to be preventively inspected once a year. The inspection can only be carried out by an [accredited conformity assessment body \(ACAB\)](#). It is the person responsible for the lift, and not the installer, who should engage the services of an [ACAB](#).
7. Ask about the preventive inspection and maintenance schedules. If the lift was installed and placed on the market before July 1, 2002, then it should have been registered already and should also have undergone a thorough examination. All the relevant documents are meant to be kept in a technical file. Ask to see the file before you buy into the block.
8. All existing lifts and most new lifts should have undergone a [thorough examination](#). [Inspection of Lifts Regulations, 2007](#) specifies the following deadlines for [thorough examination](#).

<i>Date lift was put into service</i>	<i>Deadline for execution of thorough examination</i>
Up to 31st December, 1969	31st December, 2009
From 1st January, 1970 up to 31st December, 1979	31st December, 2010
From 1st January, 1980 up to 31st December, 1999	31st December, 2012
From 1st January, 2000 up to 1st July, 2002	31st December, 2013

From these dates onwards, both new and existing lifts must be subjected to a [thorough examination](#) every ten years. A thorough examination should also be carried out in case of a major modification of the lift, an accident, or exceptional circumstances which could prejudice the lift's safety.

MORE INFORMATION

[Lift safety FAQs](#)

[Lift certification](#)

[Malta Lift Association members](#)

CONTACTS

TO REPORT A LIFT'S SAFETY SHORTCOMINGS

Contact the lift's owner and copy the report to the appropriate enforcement body.

Workplace lifts

[Occupational Health and Safety Authority](#)

P 17, Triq Edgar Ferro, Pieta', PTA 1533, Malta.

E ohsa@gov.mt T (356) 21247677 / 21247678 F (356) 21232909

Lifts in residential buildings

[Malta Competition and Consumer Affairs Authority](#)

E info@mccaa.org.mt Email subject line: *Attn. Technical Regulations Division*

P Mizzi House, National Road, Blata l-Bajda, HMR 9010, Malta.

T (356) 2395 2224 / 2395 2000 F (356) 21 242 406

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FOR INFORMATION ON LIFT SAFETY REQUIREMENTS, CERTIFICATION AND RELATED CONCERNS

See www.mla.org.mt E mla@go.net.mt



Disclaimer

The information in this document is meant for general guidance only. It does not constitute or substitute, nor is it meant to constitute or substitute, case-specific advice for lift owners, lift users, and others. For detailed information specific to a particular lift please refer to the appropriate authority. The [Malta Lift Association](#) is not liable and shall not be liable to any party for any use and/or misuse of the information provided in this document, nor for any loss or liability arising from act or omission taken or consequent to any information provided in this document. By using this document, the reader agrees unconditionally to the exclusions and limitations of liability set out in this disclaimer.

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