

UEN: 20183749ON

Singapore Electrical Services and Building Maintenance Services

Blk 709 Yishun Ave 5

#01-K1, Singapore 760709

Report on Unsafe Electrical Practices

Date: 28 Jan 2026

Unit: 55 Duxton Road Singapore 089519

Prepared by: I2R M&E PTE LTD

This report details observed unsafe electrical practices and non-compliance issues within the unit, requiring immediate attention to prevent electrical hazards, fire risks, and potential injury.

1. Main Switchboard (MSB) – Missing Fuse

- Issue: The indicator light fuse in the MSB is missing.
- Risk: This prevents visual confirmation of power status and may lead to incorrect assumptions during maintenance or emergencies.



2 Electrical Toilet Socket – Improper Circuit Arrangement

- Issue: A socket in the toilet is looped from DB1-L1S4, a lighting circuit protected by only a 10A MCB, and also shares the circuit with an MV fan.
- Risk: Overloading of the lighting circuit, potential MCB tripping, and fire hazard due to inappropriate circuit sharing.



3. Fire Safety Equipment – Expired/Outdated Items

- Issue:
 - CPR chart is outdated.
 - Fire extinguisher in MSB expired in July 2024.
- Risk: Ineffective emergency response during a fire or medical incident.



4. DB-Common MCB-P1 & Fire Alarm Panel – Fault

- Issue: MCB-P1 at the staircase and the connected fire alarm panel are faulty.
- Risk: Compromised fire detection and alarm operation, endangering occupant safety.



5. 13A Twin Socket – Missing Earth Connection

- Issue: Two nos 13A twin socket has been installed without an earth connection and is currently ducted to prevent use.
- Risk: High risk of electric shock and equipment damage if used without proper earthing.



Action:

1. Replace the missing fuse immediately.
2. Remove the socket in toilet and rewiring MV fan to a dedicated power circuit with suitable protection.
3. Replace the CPR chart with an updated version and service/replace the expired fire extinguisher.
4. Rectify the MCB and fire alarm panel fault immediately.
5. Rewire the socket with a proper earth connection before returning it to service.

SS 638:2018 (incorporating A1:2022) is the Singapore Standard “Code of Practice for Electrical Installations,” replacing the former CP5. It acts as the mandatory regulatory guideline for designing, selecting, erecting, inspecting, and testing low-voltage electrical installation (up to 1000V AC) to ensure safety against fire and electric shock.