

Lift Repairs and Maintenance

The expenses for Repairs and Maintenance of the lift as well as running expenses of the lift has to be contributed by the Members in the particular building of the society, irrespective of whether any Member in that building uses the facility or not.

Lift running expenses include the electricity expenses as well as liftmen expenses for operating the lift. If the liftmen are permanent employee of the Society the expenses may be accounted as salaries to employees, which will result into sharing such expenses by all the Members of the Society equally, under the heading of Services Charges. As such care should be taken by the Managing Committee that only when there is a common pool of liftmen for all the lifts in the Society such expenses should be arranged as employee salaries as a matter of better planning. Otherwise, expenses should be arranged under contractual assignment for running the lifts under contract as a better option. This will also mitigate the cause of disputes about collecting charges from the Members in a building, where there are no lifts, etc.

Major expenses of running lift are the electricity charges such electricity charges must be accounted as a part of running expenses and not as common charges of electricity for the Society.