

MCST 2544 – By Laws

RULES GOVERNING THE USE OF SHOP / HOUSING UNITS AND COMMON AREAS

1. The units shall not be used for any illegal purposes or any other purpose other than their intended use.
2. Owners must notify the Management of any lease / sale of their units and are also required to furnish details of tenancy / name and address of new owners and date of completion of sale / purchase agreement.
3. Nothing will be allowed, done or kept in Thomson Imperial Court which may overload or impair the floors, walls or roofs thereof or cause an increase in insurance premium rates or the cancellation, invalidation or non-renewal of existing insurance policies.
4. Management staffs are permitted at all reasonable time and on reasonable notice being given (except in emergency when no notice is required) to enter his / her unit to execute any work or perform any duties or enforce any by-laws in connection to the estate.
5. Ensure that internal pipes and fittings including air-conditioning units are properly maintained. Any stains left on the wall, floors or any other fixtures of the common areas as a result of the damage of the aforementioned shall be made good by the owner/tenant of the unit. If given prior notice by the Management, the damage is not done the Management reserve the right to rectify and charge to the owner/tenant for the cost of rectification involved.
6. Persons in **Thomson Imperial Court** shall not create excessive noise or engage in offensive conduct. Any owner, resident, shop tenant, guest or servant using the common parts of the building between the hours of 10.00 p.m. and 07.00 a.m. shall do so as quietly possible and not cause any disturbance or annoyance to others.
7. Residents must ensure that school bus drivers coming to pick up their children do not sound the horn within the grounds of the estate. The Management has the right to stop such drivers from entering the estate.
8. There shall not be erection of any external awnings, shades, screens, venetian blinds, grills, radio / television antenna or any other external structures without the prior approval of the Management. Owners, shop tenants or residents shall only be allowed to install an iron grill designed that is approved by the Management. No partitioning, demolition of walls, drilling holes on

walls or any other renovations. additions / alterations to the existing units shall be permitted without prior written approval of the Management. Tampering or removal of any beams, columns and other structures is strictly prohibited.

9. No explosives of any nature are allowed to be kept, stored or used in the units. Petroleum products which may be kept or stored shall be limited to the usual quantities incidental to the occupancy of a private residential / shop unit.
10. Normal refuse shall be secured in bags and disposed of through the refuse chutes. Residents of housing units shall not throw or put into the refuse chutes any articles or thing which is likely to obstruct the free fall of refuse in the chute or cause damage to such chutes or its supporting equipment. Inflammable materials, bulky or glass objects must be carried to the bin centre and should not be left in the common areas. Shop tenants / residents shall ensure that their contractors do not throw renovation debris or building materials into the refuse chutes or leave them at the common areas.
11. Nothing shall be thrown or emptied out of the windows, doors or in the common areas.
12. Owners / shop tenants / residents who maintain plants shall ensure that their planters are maintained within their units and in a manner that will not create a nuisance or be a danger to others.
13. For housing units, only household pets approved by the Primary Production Department may be kept by residents. Household pets which cause nuisance or unreasonable disturbance to any other resident shall be promptly removed from the premises upon notice given by the Management or by anyone authorized by the Management to give such notice. Residents shall be held responsible for the nuisance caused by their pets. Shop tenants are not allowed to keep any pets in their units.
14. At all times the pets are accompanied and held on a leash by their owners, while at common areas. Any waste left behind shall be removed by the owner.
15. No live stock , poultry or other non-household pets shall be allowed in **Thomson Imperial Court.**
16. There shall be no pasting of advertisement, circulars or notices at lift lobbies or in other common areas by the owners, shop tenants or residents. Owners, shop tenants and residents are not permitted to affix or paint on any doors and windows of the units or on any external part of the building or any part of the common entrances, passages, staircase landings, any trade, professional or business advertisement or notices whatsoever.

17. No sale by auction shall be effected in the unit.
18. No goods or other items may be stored in the common areas.
 19. Bicycles, tricycles, children's riding toys, roller skates, skateboards and the like may not be ridden in, used or left in any corridor, stair way, lobby or lift.
20. No placing of potted plants or any other objects on balconies and window ledges, and common property.
21. No damages to any lawn, garden, trees, shrubs, plants or flowers being part of, or situated upon, the common property; or use for his own purposes as a garden any portion of the common property.
22. Owners, shop tenants and residents are not allowed to conduct sports in the common areas which damages / defaces the property and causes inconvenience to others.
23. Removal or damage to furniture, furnishings, fire-fighting equipment belonging to the common property are not allowed.
24. Owners / shop tenants / residents and their guests shall not be inadequately clothed and shall not use language or behave in a manner likely to cause offence or embarrassment to the lawfully user of the estate.
25. All reasonable steps are to be taken to ensure that his invitees do not behave in a manner likely to interfere with the peaceful enjoyment of other occupier of another lot or of any person lawfully using the common property.
26. Owners, shop tenants or residents are not to drive his vehicle in the car park or driveway in the estate exceeding 30 km/h.
27. Any vehicles exceeding Class 4 size or more than two axles are not allowed into the estate in order to prevent damages to the road surfaces.
28. Owners / shop tenants / residents and guests shall not vandalize or dirty the lifts. No smoking, drinking and eating shall be permitted in the lifts / lift lobbies. Private lift shall be solely for passenger use. Transportation of building materials, furniture / furnishings, equipment / machinery or any other bulky goods shall be supervised by owners of the goods. These activities can only be allowed between the hours of **9.00 am. to 5.00 pm.**
29. No laundry items, buddings or other articles to be hung affecting the facade of the building and common property.
30. Owners / shop tenants / residents shall be liable for all cost and expenses which the Management has to repair, replace or restore any damage to or

destruction of the common areas if such damage or destruction is caused by them or their guests.

31. Owner who has tenanted his unit will automatically give up his privilege and interest in the estate.
32. A resident is defined as an occupier or a tenant of a unit. A owner which has tenanted out a shop or a residential unit is NOT a resident and thereby gives up all rights and interest in the estate as per item 31.
33. A resident must prove residential status via IC or tenancy agreement (shops).
34. Each residential unit will be issued 6 lift access cards and there will be replacement cost for each lost or defaced card. Council to decide replacement cost.
35. For additional lift access cards, there will be a charge of \$30.00 for each card. For tenants. a copy of their tenancy agreement is required.
36. There shall be no parking elsewhere in **Thomson Imperial Court** other than the basement car park and it shall be on first-come-first-serve basis.
37. All residents must prove ownership of the car.
38. No cars shall be left unattended in any driveway or any other common areas within the estate that are designated as no parking zone.
39. Washing of any motor vehicles is permitted only within the areas designated by the Management. The vehicle washers are responsible for keeping the place clean. grease free and mud-free after washing their vehicles.
40. No major repairs involving excessive noise or spillage of oil may be made to any vehicle parked within **Thomson Imperial Court**.
41. All owners / shop tenants/ residents shall observe and comply with all restrictions. rules and regulations which may from time to time be made , varied or added by the Management.

PART TWO

BY-LAWS GOVERNING CAR PARK

- 2) The Management or its appointed representatives shall be empowered to wheel clamp any unauthorized vehicle parked in the estate or vehicle that is found parking indiscriminately in the estate. **An administration fee of S\$300.00** shall be charged on the subsidiary proprietor, occupier, invitee or visitor for the removal of any mechanized vehicle clamps. If the vehicle is not removed **within 2 hours from the** time of release of clamp, an additional administration fee of \$50.00 per day or part thereof is payable. All payment must be made in cash during office hours at the Management's site office/Managing Agent's office
- 3) The Management and its appointed representatives shall be empowered to seek compensation from vehicle owners or its driver who damage the wheel-clamp while attempting to remove the clamp without authorization.
- 4) Release of the wheel clamp will be carried out only on **Monday to Friday** . Time between 9.00am to 5.00pm .
- 5) The Management Corporation shall not be held responsible for any damages, theft, loss or act of mischief caused to all vehicles parking in the premise of Thomson Imperial Court.
- 6) The Management Corporation and its appointed representatives shall be empowered to deny entry to the car park if the drivers or vehicle owners have breached the parking rules and refused to pay the administrative charges imposed on them .
- 7) The Management Council's decision in solving disputes between and among residents and/or visitors over parking issues shall be final, that in resolving such issues the Council shall be represented by any Council member or its appointed representative s.

