

# URBAN LOFTS

## SECTION 2: GENERAL GUIDELINES

### PART I. GENERAL RULES & REGULATIONS

1. All Subsidiary Proprietor (s) / Resident (s) shall ensure the compliance of the Rules.
2. The Subsidiary Proprietor / Resident shall: -
  - (a) Use the Building or Unit for its approved purposes only and not to use or permit the Building or Unit to be used for any illegal, immoral or offensive purposes. Nor use or permit it to be used in such a manner or for such purpose that may annoy or in any way interfere with the quiet enjoyment of the other Subsidiary Proprietor (s) / Resident (s) which may be injurious to the reputation of the Building;
  - (b) Not use the Unit for any purpose contrary to the terms of use of that Unit as approved by the competent authority pursuant to the Planning Act (Cap 232);
  - (c) Not store or use fuel in the Unit of any substance or material which may give rise to smoke, fumes or obnoxious odour;
  - (d) Not mark, paint, drive nails or screws or the like into, or otherwise damage or deface any structure that form part of the common property without the approval in writing from the Management;
  - (e) Not change the colour scheme of decoration of the external balcony / facade of a Unit;
  - (f) Not affix or erect any shade, blind, aerial, awning, grille, exhaust fan or the like to the windows, balconies or the exterior areas of the Unit without the prior written approval from the Management or which is not in accordance with the design and specifications of the Management;
  - (g) Not affix, erect or demolish any structure of the Unit without any written approval from the Management or relevant authorities;
  - (h) Not place potted plants or any other objects on balconies and window ledges or in a manner which pose safety hazard to other Resident;
  - (i) Not throw or allow to fall any refuse or rubbish of any description on the common property or any part thereof except in refuse bins or in refuse chutes provided in the Development;

- (j) Not throw rubbish, rags or other refuse or permit the same to be thrown into sinks, baths, lavatories, cisterns, or water or soil pipes in the Development except in rubbish bins and chutes provided for that purpose ;
- (k) Not throw into bins or out of windows any inflammable object (including tin cans used for inflammable contents and cigarettes butts), or glass of any kind (including bottles or any china ware), or big boxes and hard board or liquid of any kind. All breakable articles and / or bulky refuse must be packed and places in the main bin centre;
- (l) Not throw or allow any objects to fall onto any neighboring railing line or railing area;
- (m) Not install any television antenna on the roof top or at the balcony or veranda or any part thereof of the Development or Unit without the prior written approval from the Management;
- (n) Not put any name, writing, signboard, plates or placard of any kind on any window or veranda or on the exterior of the Development or Unit or any part thereof;
- (o) Not allow clothes or other articles to be hung or exposed outside the Development or Unit or any part thereof except in the area designated for such purpose or without the prior written consent from the Management;
- (p) Not allow to store or place any personal belongings along the corridor ,staircases or any part of the Common Property which may cause obstruction or nuisance to other Resident;
- (q) Not keep any bird, dog or other types of animals which may cause annoyance or nuisance to the other Resident;
- (r) Not generate any noise like singing, playing of any musical instruments or using any household equipment, appliances so as to cause nuisance or annoyance to any other Resident;
- (s) Not burn joss papers at the lobby / staircases or any part of the Common Property except at areas designated by the Management;
- (t) Not hold funeral wake in the Common Property;
- (u) Not skate or roller blade in the Common Property;
- (v) Not ride or use bicycles, tricycles and the like at the corridor, stairway, lift lobby or any part of the Common Property;

- (w) Not place advertisements, circulars or notices in mailboxes or on any Common Property and distribute them to every unit without the prior written approval from the Management. The Subsidiary Proprietor / Resident may not give permission to a third party to do so unless he / she has prior written approval from the Management;
- (x) Not obstruct the lawful use of Common Property by any person;
- (y) Not place or store any structure / equipment / property / things on the Common Property. The structure / equipment / property / things and the cost of the removal shall be recovered from the Subsidiary Proprietor / Resident concerned;
- (z) Not park or permit vehicles to be parked or left stationary at any place except at such place (s) designated by the Management and shall not carry out any major repair work to any vehicle within the Building premises.

All Subsidiary Proprietor / Resident shall give notice in writing to the Management of any change of address for service of notices to him / her . If the Subsidiary Proprietor has sold his / her unit, he / she must within **ten** (10) days upon the completion of the sale give to the Management a notice specifying the name of the transferee's in full and address in Singapore for the service of notices on the transferee's and the date of the transfer to the management. The said notices shall also be certified by the transferee or his solicitors stating that the information contained in the notice is accurate and correct.

Subsidiary Proprietor (s) who are not residing in Singapore are advised to appoint a local agent to represent their interest. Such Subsidiary Proprietor shall file the names, addresses and telephone numbers of their agents with the Management prior to allowing access to the said property.

All Subsidiary Proprietor / Resident shall allow the Management / Maintenance Personnel the right to access his unit of maintenance, repair and renewal purposes when given in 3 days of advance notice. This right shall also extend to the external facade cleaning whereby gondola hinges may be installed on the roof terrace of the Subsidiary Proprietor / Resident's unit.

Once an unit is leased out , the entitlement to use the common areas and the facilities is automatically transferred to the tenant and Subsidiary Proprietor is no longer entitled to this right as a lawful owner until the lease expires.

Any damage caused to the common property shall be assessed by the Management and the cost of repair will be charged to the person(s) responsible.

The Management shall be no be liable for any injury, accident or loss occurring in any part of the Building.

Each resident shall be responsible to keep shut and locking up the doors to his unit.

Notice in writing shall not apply in the event of emergency and where under the direction or relevant authorities. All Subsidiary Proprietor / Resident shall also compile with the **"RESTRICTIONS ON USE AND ENJOYMENT"** as stated in the Sale and Purchase Agreement.

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. A resident of the residential units cannot be a work permit holder (domestic workers are allowed).



Wee Put Kiang  
Chair



Raymond Wee  
Secretary