

**ISLAND VIEW
CONDOMINIUM**

**THE MANAGEMENT CORPORATION
STRATA TITLE PLAN NO. 1131**

BY-LAWS

UPDATED VERISION

CONTENTS

	Page Numbers
<u>PART I</u>	
A. Definitions	2
<u>PART II</u>	
A Apartment Units	3 - 4
B. Common Areas	5
C. Parking of Vehicles	6 - 7
D. Pets	8
E. General	9
<u>PART III</u>	
A. Recreational Facilities - General	10
B. Swimming Pools	11 – 12
C. Tennis Court	13
D. Barbecue Facility	14 – 17
E. Gymnasium	18 - 19
F. Multi-Purpose Room	20 – 23
G. Open Air Lounge	24 – 27
H. Access Card fro Gymnasium and Tennis Court	28
<u>PART IV</u>	
A. Application for Renovation Works	29 – 36
B. Application for House Removal	37 – 43
<u>PART V</u>	
A. Others	44

PART I

A. Definitions

1. "By-Laws" means the by-laws in the First Schedule of the Land Titles (Strata) Act (Cap 158) and the by-laws herein which shall supplement the by-laws set out in the First Schedule of the Act.
2. "Condominium" means the flats and the common property of Island View Condominium.
3. "Common Property" - definition in accordance with the Act.
4. "Flat" - definition in accordance with the Act.
5. "Guest" means a person other than an occupier and is on the premises at the invitation of an occupier.
6. "Occupier" means a person residing in a flat but excluding maids and employees of the resident.
7. "Subsidiary Proprietor" - definition in accordance with the Act
8. "Managing Agent" - definition in accordance with the Act.
9. "Management Corporation" - definition in accordance with the Act.
10. "Management" means the Management Council.
11. The "Act" means the Land Titles (Strata) Act.

PART II

A. Apartment Units

1. The apartment units are to be used only for residential purposes and shall not be used for business or other purposes.
2. The subsidiary proprietor shall notify the Management of any leases on their apartment units and provide such personal particulars of their tenants and their corresponding address and contact number. Once the apartment unit is rented, the entitlement of use of the common areas and the facilities is automatically transferred to the lawful tenant and the subsidiary proprietor is no longer entitled to use these facilities as the lawful registered owner.
3. The Management reserves the right to refuse entry to any person if the subsidiary proprietor or occupier fails to furnish the names of the guest/s, tenant/s or family member/s of the subsidiary proprietor's unit.
4. Nothing shall be allowed, done or kept in the condominium to overload or impair the floors, walls or roofs or to cause an increase in insurance premium rates or the cancellation, invalidation or non-renewal of existing insurance policies.
5. The subsidiary proprietor or occupier must not, without written consent from the Management carry out any alterations or install any fittings or fixtures.
6. The subsidiary proprietor or occupier shall give the Management 7 days' notice prior to any renovation work/house removal being carried out and to place a refundable deposit of :
 - 6.1 S\$1500.00 for works not exceeding one and half months.
 - 6.2 S\$3000.00 for works exceeding one and a half months.

The applicant (owner) shall pay a deposit of S\$1,500.00 or S\$3,000.00 (please refer clause 6.1. and 6.2) which will be refunded, free from interest and subject to the compliance of all conditions stated herein and to all claims by the Management for damages to the common properties and properties of the residents in the building. In the event of the deposit being insufficient to meet the Management's claim, the applicant and the company in which he is acting on its behalf, shall compensate and pay to the Management Corporation the difference between the said deposit and the amount so claimed by the Management. The said deposit shall be forfeited if any of the conditions stated herein was not complied with. The Management reserves the right to prevent contractors from entering the condominium if consent has not been sought.

7. The subsidiary proprietor or occupier shall fully indemnify the Management against all losses or damages of whatsoever nature caused to the common property in respect of such works including all legal costs incurred in enforcing compliance.

8. The subsidiary proprietor or occupier shall ensure that their radios, hi-fi equipment, television sets, musical instruments and other like equipment be kept at a reasonable volume at all times; and subsidiary proprietor or occupier shall not make excessive noise or engage in offensive conduct which annoys or disturbs other residents. Burglar alarms shall be kept in good state of repair at all times.
9. The subsidiary proprietor or occupier shall not keep, store or use any explosives or highly inflammable material of any nature in the condominium.
10. The subsidiary proprietor or occupier shall not allow laundry items, bedding or other articles to be hung in an unsightly manner.
11. The subsidiary proprietor or occupier shall not place any potted plants or any other objects on balconies and window ledges.

B. Common Areas

1. All common areas must not be obstructed at any time or used for any purposes other than for ingress or egress. The Management generally gives warning but reserves the rights to dispose off, without giving any notice, any items found placed or stored in any common areas and shall not be liable for any loss. Cost of the disposal shall be borne by the owner of the items.
2. The subsidiary proprietor or occupier shall not throw or empty rubbish/litter out of windows and doors on to the common area.
3. It is intended that the façade of the building shall represent a uniform appearance. As such, occupants shall not allow any projections to extend through any door or window opening or beyond the balcony confines of their apartments. No shades, awnings or grilles shall be used except those designs approved by the Management. Installation of air-con unit must be approved by the Management.
4. Furniture and equipment placed in common areas by the Management have been provided for the safety, comfort and convenience of all residents, and therefore shall not be damaged or removed to other areas without permission of the Management.
5. No games or activities, which in the opinion of the Management, poses a danger and/or nuisance to persons or property will be allowed in the common areas.
6. Subsidiary proprietors, occupiers, and guests shall not vandalise or dirty the common property.
7. All subsidiary proprietors, occupiers, and their guests are requested not to sound their motor vehicle horns unless absolutely necessary when driving into or out of or when parked in the car park of the condominium.
8. Any damage caused to common property shall be assessed by the Management's appointed contractor and the cost of repair will be charged to the persons responsible.
9. No gambling will be allowed at the common area.
10. No setting up of tents or camping overnight is permitted at the common area.
11. If property/items are left in the common area, and it is not possible for the Management to remove these items, the Management reserves the right to charge owners of the property/items a storage fee of SGD50.00 per day.
12. The sidewalks, passages, lobbies, stairways, and corridors must not be obstructed at any time or used for any purposes other than for ingress and egress. The Management generally gives warning but reserves the rights to

dispose of, without giving notice, any items found placed or stored in any common areas (including Swimming Pool and Clubhouse) and shall not be liable for any loss. Cost of disposal shall be borne by the owner of the items. The owner of the items shall also be held liable for any costs, claims and/or fines which the Management might incur arising from the items being placed on the sidewalks, passages, lobbies, stairways, corridors or any part of the common areas (including Swimming Pool and Clubhouse).

C. Parking of Vehicles

1. Only occupiers living in the condominium are entitled to apply for a car park label.
2. Occupiers shall register their vehicle(s) with the Management, supplying their name, apartment number, telephone number, make and registration number of their vehicle(s) (copy of registration articles to be given to the Management) prior to taking occupancy of their apartments. All such occupiers will be provided with condominium car park label.
3. Each strata lot is entitled to car park labels as follows:
 - a. Each family member of the subsidiary proprietor may apply for a car park label. Request for additional car park label is at the sole discretion of the Management.
 - b. A subsidiary proprietor may also nominate their tenant to apply for the car park label provided the tenant is staying in the condominium.
 - c. Subsidiary proprietors who have nominated their tenant for a car park label will not themselves be entitled to apply for an additional car park label.
4. In the event of a dispute as to who shall be entitled to a car park label, the decision of the Management shall be final and conclusive and the subsidiary proprietor shall be bound by the Management's decision.
5. All vehicles parked in the condominium will be at the owner's own risk; the Management accepts no responsibility for theft, any damage or other misdemeanor to vehicles.
6. In order to tighten the security at the condominium, all vehicles without official car parking label shall be checked at the security post. These vehicles will be treated as visitors' and will have to vacate from the car park after midnight.
7. Guests may park at visitors' lot or lots designated for visitors and nowhere else.
8. No major repair may be made to any vehicle parked in the condominium. A major repair includes a repair that involves excessive noise or oil spillage.
9. Washing of vehicles is permitted only in areas designated for such purposes.

10. All vehicles shall travel at a safe, reasonable speed and avoid screeching of tyres. Drivers are to observe traffic signs for the safety of all.
11. The car parking lots shall only be used solely for the parking of vehicles registered with the Management and bearing valid Road Tax Discs. The Management reserves the right to take appropriate action against any unauthorized usage of the car parking lots.
12. The Management may, without notice, cause any vehicle without a valid parking label or without permission or found parked in a lot other than a designated lot or in areas not drawn as parking lots or are parked indiscriminately shall be towed away or wheel-clamped or both and the owner of such vehicle shall pay to the Management Corporation S\$100.00 to release the wheel-clamp as well as pay for the towing charges (if any) charged by the towing contractor.

D. Pets

1. Any such pet causing a nuisance or unreasonable disturbance to any other occupants of the condominium, and with evidence provided by the complainant shall upon notice given by the Management be immediately and permanently removed from the premises
2. Pet owners shall observe the following rules, failing which, they shall be obliged to remove their pet from the condominium upon notice being given by the Management:-
 - (a) Pets shall not be allowed in the common areas except when kept in restraint.
 - (b) Pets shall not be allowed in or near the recreational facilities.
 - (c) Pet droppings must be suitably disposed of by the pets' owners.
3. Pet owners shall be responsible for the cost of cleaning/repairing common areas littered/damaged by their pets.
4. Subsidiary proprietors or occupiers shall ensure that they clean up any animal excrement left by their pets in the common property, especially at the car park lots or the grass areas. They shall be responsible for the cleaning of the areas littered by their pets. A fine of \$50.00 shall be imposed by the Management Corporation onto any subsidiary proprietor or occupier for not cleaning up their pets' excrement.

E. General

1. Subsidiary proprietors or occupiers shall be liable for all costs and expenses incurred by the Management to repair, replace, or restore the common property/areas for such damage or destruction caused by themselves or his guests.
2. Subsidiary proprietors or occupiers shall not be allowed to use any employee of the Management Corporation for, or harass them into carrying out, business or private errands. The Management may, as it deemed fit, take legal action against any subsidiary proprietor or occupier found doing so without valid reasons and the cost of legal action taken shall be borne by such subsidiary proprietors or occupiers. Any complaints against the employees of the Management Corporation should be channeled to the Management.
3. The Management reserves the right to add and/or amend any rule and regulation in the by-laws. The occupier shall be notified at least one week in advance before any additions and/or amendments take effect.

PART III

A. Recreational Facilities - General

1. The recreational facilities are for the exclusive use of the occupiers and their invited guests.
2. Guests must sign in at the security post and be accompanied by the occupier throughout the use of the specified facility. The occupier will be responsible for the behaviour of their guests and their compliance of the rules.
3. Children under 12 years shall not be allowed to use any of the recreational facilities unless accompanied by their parents or supervising adults who shall be responsible for their safety and proper behaviour; otherwise the children do so at their own risk.
4. Except for those games and activities for which the facilities were specifically intended, other games or activities unless approved by the Management will not be allowed in or about the recreational facilities.
5. All litters must be disposed of in receptacles provided by the Management.
6. The occupier shall be responsible for any damage caused to the recreational facilities by them or their guests. The occupier must inform the Security Guard and the Management of any existing damage to the facility or equipment they or their guests are about to use; failing which, they may be held responsible for such damage.
7. The occupier and their guests must abide by all the rules when they use the recreational facilities. Each facility has its own set of rules.
8. Any person found to be in breach of the rules shall be required to leave the recreational areas at once and shall be barred from making any reservations for a period of four (4) weeks.
9. The Management cannot assume responsibility for any loss or damage to any personal property, injury or death arising from carelessness or negligence on the part of the person(s) concerned or arising from failure to abide by the rules.

B. Swimming Pool

1. The swimming pool shall be open from 7.00 am to 10.00 pm. No person is allowed in the pool after 10.00 pm.
2. Only the occupiers and their guests (excluding occupiers' employees) may use the swimming pool. Guests may use the swimming pool when accompanied by their host(s) who shall ensure that their guests comply with the rules and regulations contained herein. Children under 12 years of age must be accompanied and supervised by their parents or an adult.
3. There will be no lifeguard in attendance; as such, all residents and guests swim entirely at their own risks.
4. All persons must shower before entering the swimming pool. A person with a bandage, open wound or infectious disease will not be allowed to use the pools. Spitting, spouting, nose blowing and the like shall not be permitted in the swimming pool. All suntan lotion/oil must be removed from the body before entering the swimming pool.
5. All persons are required to dry themselves before leaving the changing rooms. No person wearing a dripping wet bathing suit shall go beyond the swimming pool and changing room areas.
6. All persons are advised to leave the swimming pool during heavy rain and thunderstorms.
7. No coach shall give lessons in the swimming pool without first obtaining the written consent from the Management. And no coach shall give lessons during the prime time. Prime time shall be from 1.00 pm to 5.00 pm on Saturdays and 9.00 am to 5.00 pm for Sundays and Public Holidays.
8. Surfboards, snorkeling and scuba-diving gear (that is, masks, snorkels, flippers, diving suits, etc.) glass masks or glass goggles, bulky inflatable toys and boats and any other item that may pose a hazard to swimmers shall not be permitted in the pools. However, plastic goggles are permitted and children may play with small water toys in the wading pool.
9. No pets shall be allowed in the pools or the pools' vicinity.
10. Ball sports, Frisbee playing, roller skating, skateboarding, cycling, "horse-playing" and other similar activities will not be permitted in the pool area.
11. No food is allowed in the pool area except for the Residents' Party organised by the Management Corporation.
12. No music is allowed. Users must be refrained from making excessive noise when in the pool and its surrounding areas.
13. The equipment around the pool shall not be used for any other purpose. No poolside furniture shall be removed from the pool area. Misuse of poolside

furniture is strictly prohibited. Deck chairs and other poolside furniture may not be reserved. Persons vacating the pool must remove all their belongings.

14. No person shall enter the filtration plant or pump room of the swimming pool unless specially authorised by the Management.
15. The Management reserves the right to shut down the pool for maintenance purposes.

C. Tennis Court

1. The tennis court shall be open from 8.00 am to 10.00 pm daily.
2. Advance bookings are permitted for only up to three days, inclusive of the day of booking. No bookings will be accepted before this time. Bookings will be accepted on a first come first served basis and must be in person at the guardhouse.
3. The booking entitlement shall be two (2) hours per apartment per game per day subject to a maximum of four (4) hours of prime time per game per week, subject to the Management varying the number of hours of prime time per game per week depending on prevailing conditions. The following are the timing for the new tennis court bookings:

Non-prime time

Mondays to Fridays - 8.00 am to 6.00 pm

Prime time

Mondays to Fridays – 6.00 pm to 10.00 pm

Saturdays, Sundays & Public Holidays – 8.00 am to 10.00 pm

4. Bookings made are non-transferable. In case of no show, the court will be taken up by the players in the reserve list after ten minutes grace.
5. Occupiers who have booked the court but are unable to turn up are requested to inform the Management in advance.
6. All players must be in proper attire for the game. Only non-marking shoes/balls may be used in the courts.
7. No smoking or eating shall be permitted in, or in the vicinity of the courts.
8. Occupiers should be present when their guests are playing.
9. Occupiers will be responsible for any damage caused by their guests or themselves. Any damage caused by previous player(s) should be reported to the Management or Security Guards before commencing play, failing which they may be held responsible for such damage.

D. Barbecue Facility

1. The barbecue facility may be reserved for use during the following hours:
 - (a) Morning/Afternoon Session
11.00 am to 5.00 pm
 - (b) Evening Session
6.00 pm to 10.00 pm
 - (c) Each unit is entitled to book only **one session** per week if the booking happens to falls on Saturdays, Sundays, eve of Public holidays and Public holidays.
2. Advance bookings are only accepted not more than three weeks in advance. No bookings will be accepted before this time. Bookings will be accepted on a first come first served basis and must be in person in the management office. To effect a reservation, an application form (available from the Guardhouse) and from the management office must be completed with a refundable deposit of \$150.00 and a non-refundable fee of \$40.00.
3. A cheque of \$150.00 refundable deposit made payable to the “Management Corporation S T Plan No 1131” is required when making reservation. This is to ensure that areas used for barbecue are left in a clean and satisfactory condition. The cost of cleaning and additional charges, if any, will be deducted from the deposit and the balance, if any, will be refunded to the occupier who made the reservation. However, in the event that the clean-up and damages exceed the deposit, the occupier shall be charged the additional amount.
4. A cheque of \$40.00 made payable to the “Management Corporation S T Plan No 1131” is also required when making reservation. This is for maintaining the BBQ facility and deck areas. No refund will be entertained but residents are allowed to postpone their function to another date subject to approval by the Management.
5. The barbecue facility can only be used for functions approved by the Management. It cannot be used for functions in connection with religious, political, illegal or immoral activities.
6. No music is allowed in the barbecue area. User must refrain from making excessive noise when using the barbecue area.
7. The occupier shall ensure that no damage is caused to the fittings/fixtures of the pit or the surrounding areas and shall be liable for any damage caused. The occupier shall be responsible for the good conduct and behaviour of all guests during the period of use of the facility.

8. The Management in its absolute discretion reserves the right to reject any application and revoke any permit granted and shall not be liable for any damages arising from the rejection of the application or revocation of the permit.
9. The occupier may be barred from future applications for the use of the facility in the event of any infringement of the terms and conditions stipulated in the application form.
10. The permit for use of a barbecue facility is not transferable.
11. If the occupier chooses not to use the gas pit of the BBQ facility, the refundable deposit of \$150.00 and a non-refundable fee of \$40.00 are still required for using other areas beside the BBQ facility.
12. Repeat booking/s of the facility during each calendar month is subject to the written approval from the Management. The Management gives priority to occupiers who apply their first booking on Fridays, Saturdays, Sundays or Public Holidays during the calendar month.

Date: _____

To : The Management Corporation S T Plan No 1131
38 Jalan Mat Jambol
The Management Office
Singapore 119519

Dear Sir

ISLAND VIEW CONDOMINIUM-APPLICATION FOR USE OF BARBECUE FACILITY

I wish to hold a function at the barbecue facility on _____ (Date)
from _____ to _____ (Time).

* I agree to undertake the following conditions.

1. that I will place a refundable deposit for \$150.00 with the Management.
2. that I will pay a fee of \$40.00 for using the BBQ facility and/or facility's deck areas.
3. that I will refer to the operational manual of the Gas BBQ pit before using the pit.
4. that the function will end at 5.00 pm/10.00 pm . (Please circle)
5. that I will ensure my guests do not litter the grounds and any refuse, beer cans etc, are kept in proper containers or plastic bags and are properly disposed.
6. that I will ensure the noise level be kept to the minimum without disturbing the peace and causing annoyance to other residents.
7. that I will bear full responsibility for the reinstatement of any damages caused.
8. that this application does not imply any exclusive use of the swimming pool areas.
9. that I will indemnify and keep the Management indemnified against any claims, actions, demands and/or other consequences whatsoever in the event of any accident.
10. that I will comply with the rules and regulations as stipulated in the by-laws.

Signature of Applicant : _____
 Name of Applicant : _____
 Address : _____
 Contact No. : _____(H) _____(O)

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FOR OFFICE USE ONLY

Application is granted and approved subject to the terms and conditions stated in the by-laws.

Signature of Approving Officer

Date

**ISLAND VIEW CONDOMINIUM
MANAGEMENT CORPORATION S T PLAN NO 1131**

**REFUND OF DEPOSIT FOR USING THE BARBECUE FACILITY FOR BIK _____
Unit # _____.**

Name of Applicant : _____

Deposit Held : S\$ _____ Cheque No. _____

I have inspected the barbecue facility and common areas after the function.

[] There are no damage caused to the barbecue facility and common property. Please refund the full deposit.

[] The following damage to the barbecue facility/common property were noted:

Please deduct the sum of S\$ _____ and refund the balance of S\$ _____.

Signature of Approving Officer

Date

E. Gymnasium

- 1.0 The gymnasium shall be open daily for use from 6.00am to 10.00pm.
- 2.0 Each resident is permitted to bring in not more than two (2) guests at any one time. Guests must be accompanied by the resident at all times.
- 3.0 Residents and their guests are required to sign in at the Management Office (during office hours) or Guard House (after office hours) before entering the gymnasium and sign out after use.
- 4.0 Residents should read the instructions provided before using the equipment. Due care must be exercised when using the equipment to avoid accidents and damage. Residents will be responsible for any loss or damage caused by their guests or themselves
- 5.0 Non-marking indoor sports shoes and proper exercise attire must be worn at all times. Bathing suits, sandals and slippers are strictly prohibited.
- 6.0 Eating, drinking (other than plain water) and smoking are strictly prohibited. Pets are also not allowed in the gymnasium.
- 7.0 Residents are to bring their own towels and wipe off any perspiration that might have dropped on the equipment after use.
- 8.0 Children below 16-years of age are NOT allowed to use the Gymnasium.
- 9.0 Equipment shall not be shifted or removed from their position or from the gymnasium.
- 10.0 Residents and their guest(s) are requested to limit their cardio workout to 20 minutes during peak hours (from 5pm – 8 pm) and to 45 minutes at other times.
- 11.0 No authorized training classes shall be conducted either by residents, their guests or any outsider without prior approval or consent by The Management Council.
- 12.0 The Management shall not be held responsible for any injuries, damages or loss of life, limb or property sustained by the resident(s) and their guest(s), during the use of the facility or equipment.
- 13.0 These rules and regulations are subject to changes by the Management Council as and when necessary.
- 14.0 Any infringement or non-compliance with any one or more of these By-Laws may lead to a ban of using the Gymnasium.
- 15.0 Any defect found should be immediately reported to the Management Office or the Security Guard on duty.

- 16.0 Users of the Gymnasium will be held liable for any damage caused to the equipments. In the case of guests, the residents shall be held responsible for any damage caused by their guest

F. Multi- Purpose Room

- 1.0 The Multi Purpose Room shall be for booking for the following sessions daily:

Monday to Sunday (including Public Holidays)

1 st Session	8.00am to 10.00am
2 nd Session	10.00am to 12.00pm
3 rd Session	12.00pm to 2.00pm
4 th Session	2.00pm to 4.00pm
5 th Session	4.00pm to 6.00pm
6 th Session	6.00pm to 8.00pm
Last Session	8.00pm to 10.00pm

Each unit is entitled to book up to a maximum of 20 hours per month.

- 2.0 A booking fee of S\$20.00(non refundable) per session and a refundable deposit of S\$150.00 (to cover damage or removal of rubbish, if any) is required to be paid for the use of Multi-Purpose Room.
- 3.0 The booking fee and the refundable deposit are to be paid at the Management office when the booking is made. The cheque shall be made payable to **THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131**. No cash payment will be accepted.
- 4.0 Advance bookings are only accepted not more than 3 weeks in advance. No bookings shall be accepted before this time. Bookings shall be accepted on a first come first served basis and must be made person. To effect a reservation, an application form (available from the Guardhouse)
- 5.0 Cancellation of booking must be made latest 24 hours before the reserved session, failing which the deposit will be forfeited.
- 6.0 The Deposit shall be forfeited in the event if the applicant fails to turn up for the reserved session.
- 7.0 The Management reserves the right to refuse the use of the Multi-Purpose Room to any residents who are unable to present the permit when called upon to do so. The permit for the use of Multi-Purpose Room is not transferable.
- 8.0 Smoking is strictly prohibited in the Multi-Purpose Room.
- 9.0 No mobile discos and live bands will be allowed. Should stereo equipment be used, the speakers total wattage should not exceed 220 watts.

- 10.0 The Multi-Purpose Room shall not be used for religious or political activities. Mahjong sessions or any other illegal activities are also not permitted.
- 11.0 The use of the Multi-Purpose Room is restricted to only Residents and their invited guests.
- 12.0 Users are required to take good care of the Multi-Purpose Room. Any damage shall be reported to the Management or the Security Guard on duty immediately. If the damage is not a result of wear and tear, the user(s) shall be responsible for its repair / replacement. In the case of guest(s), the residents shall be held responsible for any damage caused by their guest(s).
- 13.0 Pets are NOT allowed in the Multi-Purpose Room.
- 14.0 Residents are responsible for the general cleanliness of the Multi-Purpose Room. The place is to be cleaned after use.
- 15.0 Residents who breach any of the above rules shall be required to leave the Multi-Purpose Room.
- 16.0 The Management Council reserves the right to forfeit the deposit and to refuse future bookings for non-compliance of any of the above rules.
- 17.0 These by-laws are subject to changes by the Management Council as and when necessary.
- 18.0 The Management shall not be held liable for any injuries, damage or loss howsoever sustained by the residents and their guests during the use of this facility.

Date: _____

To : The Management Corporation S T Plan No 1131
38 Jalan Mat Jambol
The Management Office
Singapore 119519

Dear Sir

ISLAND VIEW CONDOMINIUM-APPLICATION FOR USE OF MULTI-PURPOSE ROOM

I wish to hold a function at the Multi-Purpose Room on _____ (Date)
from _____ to _____ (Time).

* I agree to undertake the following conditions.

1. that I will place a refundable deposit for \$150.00 with the Management.
2. that I will pay a fee of \$20.00 for using the Multi-Purpose Room.
3. that the function will end at _____ am / pm.
4. that I will ensure my guests do not litter the grounds and any refuse, beer cans etc, are kept in proper containers of plastic bags and are properly disposed.
5. that I will ensure the noise level be kept to the minimum without disturbing the peace and causing annoyance to other residents.
6. that I will bear full responsibility for the reinstatement of any damages caused.
7. that I will indemnify and keep the Management indemnified against any claims, actions, demands and/or other consequences whatsoever in the event of any accident.
8. that I will comply with the rules and regulations as stipulated in the by-laws.

Signature of Applicant : _____
 Name of Applicant : _____
 Address : _____
 Contact No. : _____(H) _____(O)

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FOR OFFICE USE ONLY

Application is granted and approved subject to the terms and conditions stated in the by-laws.

Signature of Approving Officer

Date

**ISLAND VIEW CONDOMINIUM
MANAGEMENT CORPORATION S T PLAN NO 1131**

**REFUND OF DEPOSIT FOR USING THE MULTI-PURPOSE ROOM FOR
Blk _____ Unit # _____.**

Name of Applicant : _____

Deposit Held : S\$ _____ Cheque No. _____

I have inspected the Multi-Purpose Room and common areas after the function.

[] There are no damage caused to the Multi-Purpose Room and common property. Please refund the full deposit.

[] The following damage to the Multi-Purpose Room /common property were noted:

Please deduct the sum of S\$ _____ and refund the balance of S\$ _____.

Signature of Approving Officer

Date

G. Open Air Lounge

1.0 The Open Air Lounge shall be for booking for the following sessions daily:

Monday to Sunday (including Public Holidays)

1 st Session	8.00am to 10.00am
2 nd Session	10.00am to 12.00pm
3 rd Session	12.00pm to 2.00pm
4 th Session	2.00pm to 4.00pm
5 th Session	4.00pm to 6.00pm
6 th Session	6.00pm to 8.00pm
Last Session	8.00pm to 10.00pm

Each unit is entitled to book up to a maximum of 20 hours per month.

- 2.0 A booking fee of S\$20.00(non refundable) per session and a refundable deposit of S\$150.00 (to cover damage or removal of rubbish, if any) is required to be paid for the use of Open Air Lounge.
- 3.0 The booking fee and the refundable deposit are to be paid at the Management office when the booking is made. The cheque shall be made payable to **THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131**. No cash payment will be accepted.
- 4.0 Advance bookings are only accepted not more than 3 weeks in advance. No bookings shall be accepted before this time. Bookings shall be accepted on a first come first served basis and must be made person. To effect a reservation, an application form (available from the Guardhouse)
- 5.0 Cancellation of booking must be made latest 24 hours before the reserved session, failing which the deposit will be forfeited.
- 6.0 The Deposit shall be forfeited in the event if the applicant fails to turn up for the reserved session.
- 7.0 The Management reserves the right to refuse the use of the Open Air Lounge to any residents who are unable to present the permit when called upon to do so. The permit for the use of Open Air Lounge is not transferable.
- 8.0 Smoking is strictly prohibited in the Open Air Lounge.
- 9.0 No music is allowed in the Open Air Lounge. Users must refrain from making excessive noise when using the barbecue area.
- 10.0 The Open Air Lounge shall not be used for religious or political activities. Mahjong sessions or any other illegal activities are also not permitted.
- 11.0 The use of the Open Air Lounge is restricted to only Residents and their invited guests.

- 12.0 Users are required to take good care of the Open Air Lounge. Any damage shall be reported to the Management or the Security Guard on duty immediately. If the damage is not a result of wear and tear, the user(s) shall be responsible for its repair / replacement. In the case of guest(s), the residents shall be held responsible for any damage caused by their guest(s).
- 13.0 Pets are NOT allowed in the Open Air Lounge.
- 14.0 Residents are responsible for the general cleanliness of the Open Air Lounge. The place is to be cleaned after use.
- 15.0 Residents who breach any of the above rules shall be required to leave the Open Air Lounge.
- 16.0 The Management Council reserves the right to forfeit the deposit and to refuse future bookings for non-compliance of any of the above rules.
- 17.0 These by-laws are subject to changes by the Management Council as and when necessary.
- 18.0 The Management shall not be held liable for any injuries, damage or loss howsoever sustained by the residents and their guests during the use of this facility.

Date: _____

To : The Management Corporation S T Plan No 1131
38 Jalan Mat Jambol
The Management Office
Singapore 119519

Dear Sir

ISLAND VIEW CONDOMINIUM-APPLICATION FOR USE OF OPEN AIR LOUNGE

I wish to hold a function at the Open Air Lounge on _____ (Date)
from _____ to _____ (Time).

* I agree to undertake the following conditions.

1. that I will place a refundable deposit for \$150.00 with the Management.
2. that I will pay a fee of \$20.00 for using the Open Air Lounge.
3. that the function will end at _____ am / pm.
4. that I will ensure my guests do not litter the grounds and any refuse, beer cans etc, are kept in proper containers of plastic bags and are properly disposed.
5. that I will ensure that no music is allowed and will refrain from making excessive noise when using the Open Air Lounge. All noise level will be kept to the minimum without disturbing the peace and causing annoyance to other residents.
6. that I will bear full responsibility for the reinstatement of any damages caused.
7. that I will indemnify and keep the Management indemnified against any claims, actions, demands and/or other consequences whatsoever in the event of any accident.
8. that I will comply with the rules and regulations as stipulated in the by-laws.

Signature of Applicant : _____
 Name of Applicant : _____
 Address : _____
 Contact No. : _____(H) _____(O)

=====

FOR OFFICE USE ONLY

Application is granted and approved subject to the terms and conditions stated in the by-laws.

Signature of Approving Officer

Date

**ISLAND VIEW CONDOMINIUM
MANAGEMENT CORPORATION S T PLAN NO 1131**

**REFUND OF DEPOSIT FOR USING THE OPEN AIR LOUNGE FOR
Blk _____ Unit #_____.**

Name of Applicant : _____

Deposit Held : S\$ _____ Cheque No. _____

I have inspected the Open Air Lounge and common areas after the function.

[] There are no damage caused to the Open Air Lounge and
common property. Please refund the full deposit.

[] The following damage to the Open Air Lounge /common
property were noted:

Please deduct the sum of S\$ _____ and refund the balance of
S\$ _____.

Signature of Approving Officer

Date

H Access Cards for Gymnasium and Tennis Court

- 1.0 Only the owner of an apartment at Island View shall be issued with one access card per unit for the gymnasium, tennis court and any other facilities.
- 2.0 A non-refundable fee of \$30.00 per card will be charged for any replacement of a lost or damaged card.
- 3.0 The access card is non-transferable. Any breach of this condition will result in the Management Council invalidating the respective access card.

PART IV

A. Application for Renovation Works

Terms & Conditions

1.0 Type of Work

The applicant's (Owner) and its listed sub-contractors can only carry out the type of work specified in the approval letter to the occupant.

2.0 Working Hours

2.1 Work can only be carried out within the following times:-

Monday to Friday - 9.00 am to 5.00 pm

Saturday - 9.00 am to 1.00 pm

2.2 No hacking and noisy renovation works are allowed on Saturday. No work shall be allowed to be carried out on Sundays and Public Holidays.

2.3 The applicant shall obtain prior written approval from the Management (7 days in advance) in the event of a need to carry out work beyond the hours specified in Clause 2.1 and provided the work does not affect the peaceful environment of the occupants.

3.0 Deposit

3.1 S\$1500.00 for works not exceeding one and half months.

3.1 S\$3000.00 for works exceeding one and a half months.

The applicant (owner) shall pay a deposit of S\$1,500.00 or S\$3,000.00 (please refer clause 3.1 and 3.2) which will be refunded, free from interest and subject to the compliance of all conditions stated herein and to all claims by the Management for damages to the common properties and properties of the residents in the building. In the event of the deposit being insufficient to meet the Management's claim, the applicant and the company in which he is acting on its behalf, shall compensate and pay to the Management Corporation the difference between the said deposit and the amount so claimed by the Management. The said deposit shall be forfeited if any of the conditions stated herein was not complied with.

4.0 Security

4.1 All workers of the applicant's company and that of its listed sub-contractors shall inform the security staff at the Guard House of their

intention to enter the condominium unit to carry out the work and to collect the contractor's passes.

- 4.2 The applicant shall be responsible for the good conduct and behaviour of all workers of his company and that of its listed sub-contractors while they are in the building.
- 4.3 No worker shall be allowed to loiter in any other places other than the apartment unit concerned.
- 4.4 Any worker found misbehaving or refusing to comply with the security procedures will be removed from the condominium and barred from entry.
- 4.5 All workers shall display the contractors' passes at all times within the condominium compound.

5.0 Cleanliness

- 5.1 The applicant shall, on a daily basis, maintain the general cleanliness of the common areas used by his workers and sub-contractors. He shall ensure the area, dirtied by his workers and that of his sub-contractors, be cleaned up immediately to the satisfaction of the Management.
- 5.2 No debris, materials, tools, equipment are allowed to be placed in the common areas.
- 5.3 All debris must be removed from site upon completion of work.

6.0 Others

- 6.1 The applicant shall allow the Management access into the apartment unit under renovation for the purpose of checking that no unauthorised work is being carried out.
- 6.2 The Management in its absolute discretion reserves the right to reject any applicant and revoke any permit granted. The Management shall not be liable for any damages arising from the rejection of the application or revocation of the permit.
- 6.3 Subject to the prior written consent of the Management and subject to approval being obtained from the relevant authorities, repair, renovation, alterations or extension works may be carried out by the subsidiary proprietor at his cost and expenses and under the following conditions:

- a. No hacking of any walls, beams, slabs, columns and any structural members including the planter box in the balcony except pursuant to this section. In the event there is any hacking of any structural member(s), the owner must engage a Professional Structural Engineer from a panel to be appointed by the Management Corporation S T Plan No. 1131 to endorse the proposed hacking of the structural member(s). The owner shall then submit the endorsed structural drawing(s) to the Management Corporation for its approval 7 days prior to the commencement of the works. Within 14 days after the completion of the approved structural works, the owner must submit without demand to the Management Corporation the Professional Engineer's written report to the Management Corporation confirming that the hacking work done in the apartment unit was carried out in accordance to Professional Engineer's endorsement. All costs incurred in engaging the appointed Professional Engineer shall be borne fully by the owner.
- b. No re-location of the water and sanitary system.
- c. No re-running of the electrical system.
- d. No re-location of the windows. However, alterations to the colour of the windows must be white coated in colour.
- e. No alterations to or re-location of the balconies or doors and doorways.
- f. No raising of the floor level that increases the total load of the floor.
- g. No sunshades or awnings of any design or shape are allowed in the balcony. Only fabric awnings are allowed to be installed. The awning must be maroon in colour to blend with the colour of the external brick wall. This clause is deemed to have taken effect from 22 July 1996.
- h. No permanent or retractable clothes hanger/awnings.
- i. The installation of railings or grilles for the windows, balconies, wooden doors facing common areas or any part of the lot shall be done only in accordance with the colour scheme and design that conform to overall aesthetics of the estate and must be with the written approval from the Management.
- j. No running and/or tampering of any services/items in the cavity walls.

- 6.4 The subsidiary proprietor and/or applicant shall not dump rubbish or building debris on any common areas and shall clear away the rubbish/debris at the end of each working day or pay the cleaning fees, which shall be not less than S\$500.00 per day, to the Management.

**THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131
ISLAND VIEW CONDOMINIUM**

APPLICATION FOR RENOVATION WORKS

Date:

To: The Management Corporation S T Plan No. 1131
38 Jalan Mat Jambol
The Management Office
Singapore 119519

Dear Sirs

ISLAND VIEW CONDOMINIUM - APPLICATION FOR RENOVATION WORKS

I/We wish to request for permission to carry out the following works in Block _____, Unit _____, Island View Condominium.

I/We have read the terms and conditions pursuant to the issue of a renovation permit, and I/We agree to abide by all terms and conditions stated therein. We attach herewith the necessary plans and details of the works, in duplicate, to be carried out.

Kindly let us have your approval.

Yours faithfully

Signature of Applicant _____
Name of Applicant: _____
Block _____, Jalan Mat Jambol Unit # _____
Island View Condominium, Singapore _____

**THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131
ISLAND VIEW CONDOMINIUM**

APPROVAL FOR RENOVATION WORKS

Date:

To: The Applicant
Block _____, Jalan Mat Jambol,
Unit _____, Island View Condominium ,
Singapore _____

Dear Sirs

ISLAND VIEW CONDOMINIUM - APPROVAL FOR RENOVATION WORKS

We refer to your application for renovation works dated _____ and are pleased to inform you that approval is hereby granted to you to carry out the following:

Please request your contractors to complete the attached Indemnity Form and Renovation Permit Form and submit them together with a cheque of S\$1,500.00/\$3,000.00 being deposit for the renovating permit, to be made payable to: 'The Management Corporation S T Plan No. 1131', before commencing renovation works.

You are to note that no works other than those specified above can be carried out. No modification pertaining to the structure of the building is allowed.

Yours faithfully
STATURE REAL ESTATE ENTERPRISE PTE LTD
Managing Agents

for and on behalf of
MCST Plan No. 1131

**THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131
ISLAND VIEW CONDOMINIUM**

INDEMNITY FORM FOR RENOVATION WORKS

Date:

To: The Management Corporation S T Plan No. 1131
38 Jalan Mat Jambol
The Management Office
Singapore 119519

Dear Sirs

ISLAND VIEW CONDOMINIUM - INDEMNITY FORM FOR RENOVATION WORKS

Please refer to my/our Application for renovation works dated _____.

I/We will ensure that my/our Contractor will be held liable for the cost of:-

- a. making good damage to common property.
- b. removal of debris left on common property.

I/We will place a deposit of S\$1,500.00 / \$3,000.00 with the Management before commencement of work, held as reinstatement cost to damage of common property or removal of debris. The deposit shall be refundable free of interest after the Management satisfied themselves that there is no damage caused to the common property; and the deposit will be refunded within fourteen (14) days. However, the deposit will only be refunded after the applicant has made good to all damage caused to the common property; and such deposit will be refunded within fourteen (14) working days after the Management is satisfied with the making good.

Name of Address of Company: _____

Telephone Number: _____

Name of I/C No of Contractor: _____

*Cash/Cheque Number: _____

I/We will undertake to provide full and total protection to the common property when transporting materials, etc.

I/We agree to abide by all terms and conditions as stated in the by-laws.

Signature of Applicant _____

Name of Applicant: _____

Block _____, Jalan Mat Jambol, Unit # _____

Island View Condominium, Singapore _____

**THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131
ISLAND VIEW CONDOMINIUM**

RENOVATION PERMIT FOR BLOCK _____ UNIT NO. # _____

Particulars of Contractor

Name of Company : _____

Address & Telephone No. : _____

Name of Applicant on behalf of Company : _____

Person to Contact : _____

Pager Numbers : _____

List of Sub-Contractors : 1. _____

2. _____

3. _____

4. _____

Estimated Period of work From _____ to _____

Deposit Paid S\$ _____ Cheque No.: _____

Signature of Applicant _____

Name of Applicant: _____

Block _____, Jalan Mat Jambol, Unit # _____

Island View Condominium, Singapore _____

=====

For Office Use Only

Application is granted and approved subject to the terms and conditions stated in "Application for Renovation Work."

Signature of Approving Officer

Date : _____

**THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131
ISLAND VIEW CONDOMINIUM**

REFUND OF RENOVATION DEPOSIT FOR BLOCK _____ UNIT NO. # _____

Name of Applicant : _____
(Owner of Unit)

Date of Completion of Work : _____

Deposit Paid : S\$ _____ Cheque No : _____

The renovation works in the abovementioned unit have been completed.

[] There is no damage caused to the common property.
Please refund the full deposit.

[] The following damage to the common property was noted:

Please deduct the sum of S\$ _____ and refund the balance of S\$ _____.

Signature of Approving Officer

Date : _____

**THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131
ISLAND VIEW CONDOMINIUM**

B. Application For House Removal

Term and Conditions

1.0 Prior Notice

The applicant shall submit to the Management the prescribed application form 7 days' prior to any house removal.

2.0 Working Hours

2.1 House removal can only be carried out within the following times:

Monday to Friday - 9.00 am to 5.00 pm

Saturday 9.00 am to 1.00 am

2.2 No work shall be allowed to be carried out on Sundays and Public Holidays.

3.0 Deposit

The applicant shall pay a deposit of S\$1,500.00, which will be refunded, free from interest and subject to the compliance of all the conditions stated herein and to all claims by the Management for damage to the common properties of the residents in the condominium. In the event of the deposit being insufficient to meet the Management's claim, the applicant and the company in which he is acting on its behalf, shall compensate and pay to the Management Corporation the difference between the said deposit and the amount so claimed by the Management. The said deposit shall be forfeited if any of the conditions stated herein was not complied with.

4.0 Security

4.1 All workers of the applicant's company and that of its listed sub-contractors shall inform the security staff at the Guard House of their intention to enter the condominium unit to carry out the work and to collect the contractors' passes.

4.2 The applicant shall be responsible for the good conduct and behaviour of all workers of his company and that of its listed sub-contractors while they are in the condominium.

4.3 No worker shall be allowed to loiter in any other places other than the apartment unit concerned.

4.4 Any worker found misbehaving or refusing to comply with the security procedures will be removed from the condominium and barred from entry.

4.5 All workers shall display the contractors' passes at all times within the condominium compound.

5.0 Cleanliness

5.1 The applicant shall, on a daily basis, maintain the general cleanliness of the common areas used by his workers and sub-contractors. He shall ensure the area, dirtied by his workers and that of his sub-contractors, be cleaned up immediately to the satisfaction of the Management.

5.2 No debris, materials, tools, equipment are allowed to be placed in the common areas.

5.3 All debris must be removed from site upon completion of work.

6.0 Delivery Contractor

Container which is 20 ft length or more will not be allowed into the condominium.

7.0 Others

7.1 The Management in its absolute discretion reserves the right to reject any applicant and revoke any permit granted. The Management shall not be liable for any damages arising from the rejection of the application or renovation of the permit.

7.2 The subsidiary proprietor and/or applicant shall not dump rubbish or building debris on any common areas and shall clear away the rubbish/debris at the end of each working day or pay the cleaning fees; which shall be not less than \$500.00 per day to the Management.

**THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131
ISLAND VIEW CONDOMINIUM**

APPLICATION FOR HOUSE REMOVAL

Date:

To: The Management Corporation S T Plan No. 1131
38 Jalan Mat Jambol
The Management Office
Singapore 119519

Dear Sirs

ISLAND VIEW CONDOMINIUM - APPLICATION FOR HOUSE REMOVAL

I/We wish to request for permission to carry out house removal works in Block _____, Unit _____, Island View Condominium.

1. Dates of House Removal

From : _____ To : _____

2. Particulars of Removal Company

Company Name : _____

Name of person in charge : _____

Contact Numbers (Office) : _____ (Pager) _____

I/We have read the terms and conditions pursuant to the issue of a removal permit, and I/We agree to abide by all terms and conditions stated therein.

Kindly let us have your approval.

Yours faithfully

Signature of Applicant _____

Name of Applicant: _____

Block _____, Jalan Mat Jambol, Unit # _____

Island View Condominium, Singapore _____

**THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131
ISLAND VIEW CONDOMINIUM**

APPROVAL FOR HOUSE REMOVAL

Date:

To: The Applicant
Block _____, Jalan Mat Jambol,
Unit _____, Island View Condominium ,
Singapore _____

Dear Sirs

ISLAND VIEW CONDOMINIUM - APPROVAL FOR HOUSE REMOVAL

We refer to your application for house removal dated _____ and are pleased to inform you that approval is hereby granted to your to carry out on the following dates:

Please request your contractors to complete the attached Indemnity Form and House Removal Permit Form and submit them together with a cheque of S\$1,500.00 being deposit for the house removal permit, to be made payable to: 'The Management Corporation S T Plan No. 1131', before commencing removal.

Yours faithfully
STATURE REAL ESTATE ENTERPRISES PTE LTD
Managing Agents

for and on behalf of
MCST Plan No. 1131

**THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131
ISLAND VIEW CONDOMINIUM**

REFUND OF RENOVATION DEPOSIT FOR BLOCK UNIT NO. #

Name of Applicant : _____
(Owner of Unit)

Date of Completion of Work : _____

Deposit Paid : S\$ _____ Cheque No : _____

The renovation works in the abovementioned unit has been completed.

[] There is no damage caused to the common property.
Please refund the full deposit.

[] The following damage to the common property was noted:

Please deduct the sum of S\$ _____ and refund the balance of
S\$ _____.

Signature of Approving Officer

Date : _____

**THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131
ISLAND VIEW CONDOMINIUM**

INDEMNITY FORM FOR HOUSE REMOVAL WORKS

Date:

To: The Management Corporation S T Plan No. 1131
38 Jalan Mat Jambol
The Management Office
Singapore 119519

Dear Sirs

ISLAND VIEW CONDOMINIUM-INDEMNITY FORM FOR HOUSE REMOVAL WORKS

Please refer to my/our Application for house removal dated _____.

I/We will ensure that my/our Contractor will be held liable for the cost of:-

- a. making good damage to common property.
- b. removal of debris left on common property.

I/We will place a deposit of S\$1,500.00 with the Management before commencement of work, held as reinstatement cost to damage of common property or removal of debris. The deposit shall be refundable free of interest after the Management satisfied themselves that there is no damage caused to the common property; and the deposit will be refunded within fourteen (14) working days. However, the deposit will only be refunded after the applicant has made good to all damage caused to the common property; and such deposit will be refunded within fourteen (14) working days after the Management is satisfied with the making good.

Name of Address of Company: _____

Telephone Number: _____
Name of I/C No of Contractor: _____
*Cash/Cheque Number: _____

I/We will undertake to provide full and total protection to the common property when transporting materials, etc.

I/We agree to abide by all terms and conditions as stated in the by-laws.

Signature of Applicant _____
Name of Applicant: _____
Block _____, Jalan Mat Jambol, Unit # _____
Island View Condominium, Singapore _____

**THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131
ISLAND VIEW CONDOMINIUM**

HOUSE REMOVAL PERMIT FOR BLOCK UNIT NO. #

Particulars of Removal Contractor

Name of Company : _____

Address & Telephone No. : _____

Name of Applicant on behalf of Company : _____

Person to Contact : _____

Pager Numbers : _____

List of Sub-Contractors : 1. _____

2. _____

3. _____

4. _____

Estimated Period of work From _____ to _____

Deposit Paid S\$ _____ Cheque No.: _____

Signature of Applicant _____

Name of Applicant: _____

Block _____, Jalan Mat Jambol, Unit # _____

Island View Condominium, Singapore _____

=====

For Office Use Only

Application is granted and approved subject to the following terms and conditions stated in "Application for House Removal."

Signature of Approving Officer

Date : _____

**THE MANAGEMENT CORPORATION STRATA TITLE PLAN NO. 1131
ISLAND VIEW CONDOMINIUM**

REFUND OF HOUSE REMOVAL DEPOSIT FOR BLOCK _____ UNIT NO. # _____

Name of Applicant : _____
(Owner of Unit)

Date of Completion of Work : _____

Deposit Paid : S\$ _____ Cheque No : _____

The renovation works in the abovementioned unit has been completed.

[] There is no damage caused to the common property.
Please refund the full deposit.

[] The following damage to the common property was noted:

Please deduct the sum of S\$ _____ and refund the balance of
S\$ _____.

Signature of Approving Officer

Date : _____

PART V

A. Others

1. The enforcement of these by-laws shall rest with the appointed managing agent or its representatives. These by-laws shall be in addition to the 1st Schedule of the Land Titles (Strata) Act.
2. All subsidiary proprietors and occupiers shall observe and comply with all rules and regulations which may from time to time be varied or added to by the Management.
3. If a subsidiary proprietor or occupier of a lot has breached any by-laws of the 1st Schedule of the Land Titles (Strata) Act (Cap 158) and/or breached any by-laws passed by the Management at its general meeting and where the Management incurs any costs, fees or expenses whatsoever in enforcing the said by-laws, the Management shall recover all such costs, fees and expenses from the subsidiary proprietor or occupier concerned on a solicitor and client basis, as a debt.