



**RIVER PLACE CONDOMINIUM
BY LAWS**

Edition 1 August 2014

The Management Corporation Strata Title Plan No. 2543



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BY LAWS OF MCST 2543 (RIVERPLACE CONDOMINIUM)

Chapter 1 – GENERAL

INTRODUCTION

River Place Condominium, bounded by the Singapore River, Clemenceau Avenue and Havelock Road, is located just outside the CBD. Architecturally, the granite facade along Havelock Road reflects the prestige of this upmarket development. The Modern Contemporary Architecture responds to the surrounding context. The high-rise towers form a strong urban edge, enveloping the site and creating a semi-enclosed landscape court within, which relates to the River. The low-rise towers of C & D respond to the scale and tranquillity of the river.

The promenade, which is built by the developer, is viewed as an extension of the development, thereby enhancing the ambience and spaciousness of the landscape court. However, security and privacy is still maintained, as the ground level of the development will be higher than the promenade level. With low boundary wall, the view towards the river is captured without compromising on security.

The purpose of the By Laws that constitute the House Rules of Riverplace Condominium is to promote the harmonious occupancy of the apartments therein to protect all occupants from annoyance and to preserve the reputation and prestige of the building thereof, thereby providing maximum enjoyment of the premises and its facilities. However, the MCST 2543 shall not be held responsible for any injury or damage arising from compliance with the said By – Laws.

For non-compliance of any By Laws, the Management Corporation reserve the rights to bar any residents of the use of facilities; or impose the fee/s as per attached; take legal action; or lodge a complaint to the Strata Title Board.

Your co-operation in observing the By-Laws set out in the following pages will help make the condominium a better place to live in.

MANAGEMENT STAFF

The term “Management” means the Management Corporation or its Managing Agent for the time being, responsible for the management and maintenance of the condominium, and shall extend to the Management Corporation or its Managing Agent. (MCST 2543). The duties of The Management are primarily to manage and maintain the “**common property**” within the Condominium. In order to provide a high standard of management to the condominium, professional staff and contractors have been engaged to discharge the duties of The Management. To enable the cleaning and security staff, etc., to carry out their duties properly, they must not be used by any residents for any private business, nor receive any instructions from any person other than The Management, which may conflict with their normal duties.

The Management Corporation has provided an Estate Management Team on site to upkeep and maintain the common property and facilities of your condominium.

The Management Corporation Strata Title Plan No. 2543

60 Havelock Road

#01-29 Tower A1

Singapore 169658

Tel: 6238 1193/4 Fax: 6238 1190

Email: mcst2543@gmail.com

The Management office opens from 0800 hours to 1800 hours on weekdays and from 0900 hours to 1200 hours on Saturdays. The office will be closed on Sundays and Public Holidays.



USEFUL HELPLINES

Singapore Telecom

Local Directory Enquiry	100
International Call Service	104
Telephone Enquires or Application for Residential	1609
Telephone Enquires or Application for Business	1606
Mobile Phone Service	1626
Telephone Fault Reporting	1608

Breakdown of Services

Water Supply	1800 284 6600
Electricity Supply	1800 778 6666

Non-Emergency Number

Non-Emergency Ambulance Service	1777
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DEFINITIONS

These Rules may be referred to as “House Rules”

In these Rules, unless the context otherwise requires:

- (a) **“Owner”** means the person or persons holding legal title to a housing unit.
- (b) **“Resident”** means the person or persons residing in the housing unit.
- (c) **“Guest”** means a person other than a resident who is on the premises at the invitation of a resident.
- (d) **“Condominium”** means the housing units and common areas of Riverplace Condominium.
- (e) **“Management”** means the Management Corporation Strata Title Plan No. 2543.
- (f) **“Housing Unit”** means a horizontal stratum of any building or part thereof, whether such stratum is one or more levels or is partially used as a complete and separate unit for the purpose of habitation and may be compromised on a lot, or in part of any subdivided building shown in a registered strata title plan.
- (g) **“Council”** is as defined in the Building Maintenance and Strata Management Act 2004.

All residents shall observe and comply with the rules, which may from time to time be amended or added on by The Management



Chapter 2 – SECOND SCHEDULE

PRESCRIBED BY-LAWS

Noise

1. A subsidiary proprietor or an occupier of a lot shall not create any noise on a lot or the common property likely to interfere with the peaceful enjoyment of the subsidiary proprietor or occupier of another lot or of any person lawfully using the common property.

Vehicles

2.—(1) A subsidiary proprietor or an occupier of a lot shall not —

(a) park or leave; or

(b) permit any invitees of the subsidiary proprietor or occupier to park or leave, any motor vehicle or other vehicle on the common property except with the prior written approval of the management corporation.

(2) The management corporation shall not unreasonably withhold its approval to the parking or leaving of a motor vehicle or vehicle on the common property.

Obstruction of common property

3.—(1) A subsidiary proprietor or an occupier of a lot shall not obstruct the lawful use of the common property by any person, except on a temporary and non-recurring basis.

(2) If the management corporation has specified, by resolution, the manner in which furniture or large objects are to be transported through or on common property, a subsidiary proprietor shall not transport any furniture or large object through or on common property except in accordance with that resolution.

Damage to lawns, etc., on common property

4. A subsidiary proprietor or an occupier of a lot shall not, except with the prior written approval of the management corporation or as permitted by an exclusive use by-law made under section 33 of the Act for his benefit —

(a) damage any lawn, garden, tree, shrub, plant or flower being part of, or situated on, the common property; or

(b) use for his own purposes as a garden any portion of the common property.

Alteration or damage to common property

5.—(1) A subsidiary proprietor or an occupier of a lot shall not mark, paint, drive nails or screws or the like into, or otherwise damage or deface, any structure that forms part of the common property except with the prior written approval of the management corporation.



- (2) An approval given by the management corporation under paragraph (1) shall not authorise any additions to the common property.
- (3) This by-law shall not prevent a subsidiary proprietor or an occupier of a lot, or a person authorised by such subsidiary proprietor or occupier from installing —
 - (a) Any locking or other safety device for protection of the subsidiary proprietor's or occupier's lot against intruders or to improve safety within that lot;
 - (b) Any screen or other device to prevent entry of animals or insects on the lot;
 - (c) Any structure or device to prevent harm to children; or
 - (d) Any device used to affix decorative items to the internal surfaces of walls in the subsidiary proprietor's or occupier's lot.
- (4) Any such locking or safety device, screen, other device or structure must be installed in a competent and proper manner and must have an appearance, after it has been installed, in keeping with such guidelines as the management corporation may prescribe regarding such installations, and with the appearance of the rest of the building.
- (5) The subsidiary proprietor and occupier of a lot shall —
 - (a) maintain and keep in a state of good and serviceable repair any installation or structure referred to in paragraph (3) notwithstanding that it forms part of the common property and services the lot; and
 - (b) repair any damage caused to any part of the common property by the installation or removal of any locking or safety device, screen, other device or structure referred to in paragraph (3) notwithstanding that it forms part of the common property and services the lot.

Behaviour of subsidiary proprietors and occupiers

6. A subsidiary proprietor or an occupier of a lot, when on a lot or the common property, shall be adequately clothed and shall not use language or behave in a manner likely to cause offence or embarrassment to the subsidiary proprietor or occupier of another lot or to any person lawfully using the common property.

Children playing on common property

7. A subsidiary proprietor or an occupier of a lot shall take all reasonable steps to ensure that any child, of whom he has control when playing upon the common property, shall not —
- (a) cause any damage to the common property; or
 - (b) create any noise likely to interfere with the peaceful enjoyment of the subsidiary proprietor or occupier of another lot.



Behaviour of invitees

8. A subsidiary proprietor or an occupier of a lot shall take all reasonable steps to ensure that his invitees (including customers and staff) do not behave in a manner likely to interfere with the peaceful enjoyment of the subsidiary proprietor or occupier of another lot or of any person lawfully using the common property.

Depositing rubbish, etc., on common property

9. A subsidiary proprietor or an occupier of a lot shall not deposit or throw on the common property any rubbish, dirt, dust or other material or discarded item except with the prior written approval of the management corporation.

Drying of laundry

10. A subsidiary proprietor or an occupier of a lot shall not, except with the prior written approval of the management corporation, hang any washing, towel, bedding, clothing or other article on any part of the parcel in such a way as to be visible from outside the subdivided building, other than at areas designated for the purpose and there only for a reasonable period.

Cleaning windows

11. A subsidiary proprietor or an occupier of a lot shall keep clean all exterior surfaces of glass in windows and doors on the boundary of the lot which are not common property, unless —

- (a) the management corporation resolves that it will keep the glass or specified part of the glass clean; or
- (b) that glass or part of the glass cannot be accessed by the subsidiary proprietor or occupier of the lot safely or at all.

Storage of flammable materials

12.—(1) A subsidiary proprietor or an occupier of a lot shall not, except with the prior written approval of the management corporation, use or store upon his lot or upon the common property any flammable chemical, liquid, gas or other flammable material.

(2) This by-law shall not apply to chemicals, liquids, gases or other material used or intended to be used for domestic purposes, or any chemical, liquid, gas or other material in a fuel tank of a motor vehicle or internal combustion engine.

(3) Nothing in this by-law authorises any subsidiary proprietor or occupier of a lot to use or store upon his lot or upon the common property any flammable chemical, liquid, gas or other flammable material in a manner that would contravene any relevant written law applicable to the use or storage of such substances or materials.

Refuse disposal

13.—(1) A subsidiary proprietor or an occupier of a lot within a strata title plan that has chutes or shared receptacles for the disposal of refuse or for recyclable material or waste shall —



(a) ensure that before any refuse, recyclable material or waste is thrown into the chute or receptacle it is —

(i) in the case of refuse, securely wrapped in plastic bags or other similar materials; or

(ii) in the case of recyclable material or waste intended for recycling, separated and prepared in accordance with the applicable recycling guidelines; and

(b) not dispose of any large object into the chutes, which may obstruct the free fall of refuse in the chutes.

(2) A subsidiary proprietor or an occupier of a lot within a strata title plan that does not have any chute or shared receptacle for the disposal of refuse or for recyclable material or waste —

(a) shall maintain such receptacles within his lot, or on such part of the common property as may be authorised by the management corporation, in clean and dry condition and (except in the case of receptacles for recyclable material) adequately covered;

(b) shall ensure that before refuse, recyclable material or waste is placed in the receptacle it is securely wrapped or, in the case of tins or other containers, completely drained or, in the case of recyclable material or waste intended for recycling, separated and prepared in accordance with the applicable recycling guidelines;

(c) for the purpose of having the refuse collected, shall place the receptacle within an area designated for that purpose by the management corporation and at a time not more than one hour before the time at which refuse, recyclable material or waste is normally collected;

(d) when the refuse has been collected, shall promptly return the receptacle to his lot or other area referred to in sub-paragraph (a);

(e) shall not place anything in the receptacle of the subsidiary proprietor or occupier of any other lot except with the permission of that subsidiary proprietor or occupier; and

(f) shall promptly remove anything which he or the refuse or recycling collector may have spilled from the receptacle and shall take such action as may be necessary to clean the area within which that thing was so spilled.

(3) Nothing in this by-law requires any subsidiary proprietor or occupier of a lot to dispose of any chemical, biological, toxic or other hazardous waste in a manner that would contravene any relevant written law applicable to the disposal of such waste.

Keeping of animals

14. A subsidiary proprietor or an occupier of a lot shall not keep any animal upon his lot or the common property, which may cause annoyance to the subsidiary proprietors or occupiers of other lots.

Duty to maintain lot

15. A subsidiary proprietor or an occupier of a lot shall maintain his lot including all sanitary fittings, water, gas, electrical and air-conditioning pipes and apparatus thereof in a good condition so as not to cause annoyance to the subsidiary proprietors or occupiers of other lots.



Lot not to be used for purpose injurious to building reputation

16. A subsidiary proprietor or an occupier of a lot shall not use his lot for any purpose (illegal or otherwise) which may be injurious to the reputation of the subdivided building.

Change in use of lot to be notified

17. A subsidiary proprietor or an occupier of a lot shall, without delay, notify the management corporation if the subsidiary proprietor or occupier changes the existing use of the lot.

Prevention of fire and other hazards

18.—(1) A subsidiary proprietor or an occupier of a lot shall not do any thing or permit any of his invitees to do any thing on the lot or common property that is likely to affect the operation of fire safety devices in the parcel or to reduce the level of fire safety in the lots or common property.

(2) A subsidiary proprietor or an occupier of a lot shall also not do any thing or permit any of his invitees to do any thing on the lot or common property that is likely to create a hazard or danger to the owner or occupier of another lot or any person lawfully using the common property.

(3) Without prejudice to the generality of paragraph (2), a subsidiary proprietor or an occupier of a lot shall not place, put up or display any article or object on or by any window or on any balcony of, or outside, the lot in a manner which is likely to cause any damage to property or injury to life to any person lawfully using the common property.

Control on hours of operation and use of facilities

19.—(1) The management corporation may, by special resolution, make any of the following determinations if it considers the determination appropriate for the control, management, administration, use or enjoyment of the common property, comprised in its strata title plan:

(a) that commercial or business activities may be conducted on the common property only during certain times;

(b) that facilities situated on the common property may be used only during certain times or on certain conditions.

(2) Every subsidiary proprietor and occupier of a lot shall comply with a determination referred to in paragraph (1).

Provision of amenities or services

20.—(1) The management corporation may, by special resolution, determine to enter into arrangements for the provision of all or any of the following amenities or services to one or more of the lots, or to the subsidiary proprietors or occupiers of one or more of the lots comprised in its strata title plan:

(a) Security services;

(b) Garbage disposal and recycling services;

(c) Cleaning or domestic services;

(d) Promotional services or advertising.



(2) If a management corporation makes a resolution referred to in paragraph (1) to provide an amenity or service to a lot or to the subsidiary proprietor or occupier of a lot, the management corporation must indicate in the resolution the amount for which, or the conditions on which, it will provide the amenity or service.



Chapter 3 – SERVICES

3.1 CLEANING

A cleaning contractor will provide the necessary manpower and equipment to perform general cleaning services in the common areas within the estate.

3.2 REFUSE DISPOSAL

Residents are advised to seal any loose or wet kitchen waste in plastic bags before disposal into the refuse chutes. For safety reasons, any bulky refuse, old newspapers, unwanted magazines, used paper carton, unwanted clothing and breakable items such as glass bottles, etc., should be properly tied up and brought down to the bin centre. A refuse disposal contractor will be engaged to remove the refuse collected at the bin centre for disposal.

Residents must take their own arrangements to cart away unwanted bulky items such as old furniture, from the condominium for disposal at dumping grounds at their own costs.

Flammable items, wet cement and other adhesive materials are not permitted to be thrown into refuse chutes as these materials can cause damage to the refuse chute and the bin placed at the bottom.

Offenders shall be liable for the replacement or repair cost.

Residents shall not throw rubbish, rags or other refuse, or permit the same to be thrown into sinks, water closets or water or soil pipes in the building or apartment as this can choke up the pipes.

3.3 SECURITY

A security contractor who provides 24 hours security with a team of trained guards will perform security services. The security guards also will assist in the fire safety and prevention, and the control of use of the common facilities within the estate.

3.4 PEST CONTROL

A pest control contractor will be engaged to carry out regular pest control services for the common areas of the Condominium. The servicing schedule will be posted on the notice board for residents' information.

3.5 LIFTS

Lifts generally operate round the clock except during servicing periods.

3.6 INTERCOM

Each unit is equipped with an intercom to communicate with the guard at the guardhouse and your guests when they need to gain access to your unit floor.

3.7 CAR PARK

Each unit is entitled to one non-designated car park lot. To apply, please approach The Management office. The entrance to the condominium is installed with barrier arm to facilitate control. There are 2 lanes for vehicles' access i.e. one for residents and one for visitors. The barrier arm will be raised automatically for residents' when their vehicles are registered. Visitors will be required to access via the visitor lane to exchange for passes before access is granted. Parking is on first come, first served basis. No reservation of parking lot is allowed.



Bicycles are permitted to park at designated areas only and not at the common areas, staircase, front entrance and fire escape routes.

For details on application for car parking, please refer to the appended House Rules.



Chapter 4 – CONDOMINIUM LIVING

4.1 ACCESS CARDS

1. Each unit shall be entitled to an initial issue of access cards free of charge for the entry to the main entrance. Subsequent addition or replacement of access cards shall be subjected to a charge quoted by the supplier.
2. A letter declaring the loss of access card is required before card replacement is permitted.
3. The access card allows entry to the following recreational facilities:
 - i) Tennis Courts)
 - ii) Children Playground) at roof top of Tower B
 - iii) Barbecue pits)
 - iv) Gymnasium)
4. To gain entry into your unit,
 - i) Insert the cardkey into the slot until a “click” sound is heard and turn the lever.
 - ii) Remove the cardkey
 - iii) With a single-motion, depress the lever handle and push open the door.
5. To lock the apartment from outside,
 - i) Simply close the door and insert the card until a “click” sound is heard and turn the lever.
 - ii) Remove the cardkey
 - iii) The lever handle **MUST** be depressed to lock the door. To ensure the door is locked, depress the lever handle and push against the door.
6. For convenience and safety, the entrance lockset does not have an automatic locking function. This is to prevent you from accidentally locking yourself out of your apartment.
7. Either the access card or the conventional key may be used. There is no need to use both the card and the conventional key at any one time.

4.2 OCCUPANCY

1. The apartment shall be used only for residential purpose and not for business or any other purpose.
2. A resident shall be responsible for the conduct of his family members and guests at all times, ensuring that their behaviour is neither offensive to other occupants of the building nor cause damage to any portion of the private/common property.
3. Ball games, skate boarding and any activity that could deface or cause damage to the walls or common areas are strictly prohibited.
4. Owners/residents must not, without the written consent from The Management, carry out any alternations or install any fittings or fixtures that deviate from the approved plans and specifications.



Owners/residents will responsible for and shall pay all fines or penalties imposed by any government department for any unauthorised and/or alternations found within their apartments.

5. An owner who is not residing in Singapore should at his own expense have an authorised agent or representative registered with The Management to conduct periodic inspection of his apartment and assume responsibility for the content therein. Such owners shall file the names, addresses and telephone numbers of their agents with The Management prior to allowing them access to the property.
6. The owner or his appointed agent shall be responsible for the conduct of his tenant(s) or guest(s) and shall upon notice given by The Management, immediately remove, at his own expense, any unauthorised structure/ equipment/property placed in the common areas.
7. Once an apartment is leased out, the entitlement to the use of the common areas and all the other facilities is automatically transferred to the tenant, and the owner is no longer entitled to use these facilities.
8. Residents are not allowed to use any employee of The Management for any business or private errands.
9. Soliciting of goods and services, and the holding of religious or political activities shall not be permitted in the premises.

4.3 COMMON AREAS

1. The sidewalks, passages, lobbies, stairways and corridors must not be obstructed at any time, or used for any purpose other than their designated usage.
2. Personal property of any kind shall not be placed on or stored in the common areas.
3. All potted plants shall be placed in containers so as to prevent the dripping of water or soil onto other apartments or common areas. Residents are advised to take preventive measures to prevent stagnation of water and mosquitoes breeding.
4. Care should be taken when cleaning areas adjoining the external walls so as to prevent water from running down the exterior of the building or into other apartments.
5. Residents and their visitors shall not damage the grass, footpaths, or any part of the subdivided building or property by the use of vehicles, machines, tools or objects of any description. The resident who is or whose servant, agent, licensee or invitee is responsible for such damage shall make good any such damage to the satisfaction of The Management.
6. Any damage caused to the common property shall be assessed by The Management and all cost of repair and/or replacement of broken or damaged parts shall be borne by the person(s) responsible.
7. It is intended that the exterior facade of the building shall represent a uniform appearance. As such, residents shall not allow any projections to extend through any door, window openings or curved windows in the living room. No awnings shall be installed in any part of an apartment.
8. All furniture and equipment placed or installed in the common area have been provided for the safety, comfort and convenience of all occupants, and therefore shall not be damaged or removed without the permission of The Management. Any damaged or loss shall be made good by the resident concerned. He shall also be responsible for the acts of his servant, licensee or invitee who caused such damage or loss.



- 9. Holding of customary or traditional rites (e.g. funeral wakes) is not allowed within the Condominium compound.

4.4 RENOVATION

- 1. Owners shall not carry any work, which may affect the external facade of the building without the prior written approval of The Management. Facade shall include windows, balcony, and compartment for air-con condensing units, common areas, open areas and all other visible parts of the building, which constitute or form part of the external appearance of the building.
- 2. Owners shall not install any television or radio antenna on the rooftop or any external part of the subdivided building.
- 3. Before carrying out any renovations, alterations or additions to an apartment, an owner is required to apply for consent from The Management and to place a refundable deposit to MCST 2543 of amount:-
 - a. Minor Renovation – Minor Air Con Works (excluding maintenance servicing), Minor sanitary fittings replacement, any other works involving only 1 working day: \$1,000.00 deposit
 - b. Major Renovation and or any renovation works involving more than 1 working day: \$3,000.00 deposit

Such deposit will be refunded free of interest to the owner when The Management is satisfied that the owner or his renovation contractors have not carried out any unauthorised work, damaged any common areas, left debris (including but not limited to at the common area and/or sanitary fittings) or caused any inconvenience at the building for which The Management would have to incur cost to rectify. Such rectification cost shall be borne by the owner and the deposit shall be forfeited accordingly.

- 4. Approval Permit will be issued within 7 days from the date of application.
- 5. Owners shall also be required to arrange with The Management for a joint inspection of the apartment at the commencement and on completion of the renovation.
- 6. The endorsement of The Management does not constitute an approval of the Building Authorities. The owner must bear full responsibility to ensure compliance with the building by-law and other regulations as may be introduced and applicable from time to time.
- 7. Renovation works shall only be carried out on the following days and hours:
 - a) Involving no Hacking Work
 - Monday – Friday : 9.00am -5.00p.m.
 - Saturday : 9.00am – 1.00pm (Strictly No Hacking work)
 - b) Involving Hacking Works
 - Monday – Friday : 9.00am -1.00p.m.

(No work shall be carried out on Sundays & Public Holidays)

Owners and their contractors must inform The Management of their work schedule.



8. All renovation contractors must report at the security check-point before they proceed to carry out work, failing which The Management reserves the right to refuse entry to any unknown person which cannot be verified there and then.
9. All renovation workmen must report at the security check-point to obtain identification passes and must wear their passes at all times whilst in the condominium. Security personnel have the right to question any person in the condominium found without an identification pass.
10. All renovation workmen should only use designated lifts and staircases so as not to cause inconvenience to owners. Packing and crafting materials must be removed and disposed of by the residents/contractors on the same day as they being brought in.
11. The lift paddings must be collected from the Security Officers before any commencement of works/ transportation of materials and tools.
12. All owners are not allowed to tap water/electricity supply from the common areas for their special use.
13. No storage space will be provided on site. All articles/materials must be stored within the owner's apartment.
14. The owners shall be fully responsible for dumping of debris by their contractors and/or by their personnel. Unwanted materials, debris etc, should not be left in the corridors, lift lobbies, fire escape staircase or any other common areas of the condominium. Otherwise they will be removed and the cost charged to the owner concerned.
15. All renovation works should be confined to the boundaries of an apartment. Hacking of structural slabs, column and beams are strictly prohibited. Demolition of non-load bearing wall by the owner can only be allowed if the Professional Engineer can confirm that such alteration will not affect the structural stability of the building.
16. Owners must ensure that adequate measures are taken to protect the common property during the delivery or removal of materials by their contractors. A doormat must be provided by the contractor at the door entrance of the apartment to prevent workers in that unit from dirtying the common area. The common property affected during the delivery or removal of materials must be left in a clean and tidy condition on the completion of work each day.
17. Owners shall be responsible for the conduct and behaviour of their appointed contractors. Any damages to the building and its equipment caused by the moving of furniture or other effects shall be replaced or repaired at the expenses of the owners concerned.
18. Applications for approval of renovation works and payment of the deposit should be made at The Management office during office hours. Applications must be submitted in the prescribed form obtainable from The Management office. All applications must be accompanied by copies of all relevant plans, designs and approvals obtained from the relevant authorities in respect of the intended renovations.
19. The owner and/or the Contractor shall fully indemnify MCST 2543 in respect of any claims, losses, liabilities or damages made against, suffered or incurred by him, as a result of any breach by the Contractor, its sub contractors, employees or agents of any terms and conditions mentioned in the Residents' Handbook; and/or as a result of the renovation work in the unit.



4.5 BULK DELIVERY AND HOUSE REMOVAL

1. Bulk deliveries and house removal should be carried out during the following hours:

Monday – Saturday : 9.00am -5.00pm

(Strictly no bulk deliveries and/or house removal on Sundays and Public Holidays)

2. All deliveries and removals must be reported at the security checkpoint prior to the work being carried out. The Management reserves the right to refuse entry of any unknown personnel for purpose, which cannot be verified.
3. Before carrying out any house moving, an owner is required to apply for consent from The Management and to place a **\$1,000.00 deposit** made payable to **MCST 2543**. Such deposit will be refunded free of interest, to the owner when The Management is satisfied that the owner or his movers have not carried out any unauthorised work, damaged any common areas, left debris or caused any inconvenience at the building for which The Management would have to incur cost to rectify. Such rectification cost shall be borne by the owner and the deposit shall be forfeited accordingly.
4. All contractors and their workmen must report at the security checkpoint to obtain identification passes, and must wear their passes at all times.
5. Workmen carrying out deliveries/removals should use only designated lifts and staircase so as not to inconvenience residents. Packing and crafting materials must be disposed of and removed from the condominium by the residents on the same day that they are brought in.
6. Residents are not allowed to tap water/electricity supply from the common areas for their personal use.
7. Unwanted materials, debris, etc., should not be left in the corridors, lift lobbies, fire escape staircase or any other common areas in the building. Otherwise, they will be removed and the cost will be charged to the resident concerned.
8. The lift paddings must be collected from the Security Officers before any commencement of works/ transportation of materials and tools.
9. Residents must ensure that adequate measures are taken to protect the common property during any bulk deliveries or house removal work.
10. Residents shall be responsible for the conduct and behaviour of their appointed contractors. Any damages to the building and equipment caused by the moving of furniture or other effects shall be replaced or repaired at the expense of the residents concerned.

4.6 CAR PARKING

1. The car parking facility in the development shall be for class 3-licence parking only.
2. Loss of the car label must be reported to The Management office as soon as possible. **Replacement cost for each label is \$5.00**
3. Upon selling or termination of lease, the owner/tenant is responsible to handover their car label to the subsequent owner for a one to one replacement at the Management Office.



4. The car label should be displayed prominently on the front windscreen of the vehicle for easy identification by security personnel.
5. Parking areas are not to be used for recreation, storage or repair works by residents or their visitors.
6. No reservation of any parking lot is allowed except for those labelled "Handicapped" where applicable.
7. Handicapped parking lots are strictly to be used by the said category of drivers.
8. An owner or lessee who occupies an apartment in River Place and owns a vehicle shall be entitled to the use of the car park facilities in the condominium.
9. All applicants are required to produce documentary proof of ownership and residence, i.e. Vehicle Registration log card, Company Certification Letter (for Company car), Lease Agreement (if tenant), insurance etc. Residents are also required to update their address in the vehicle logbooks before the application date. For 2nd and subsequent cars, applicants are on a first-come, first served basis and subjected to the availability of car park lots.
10. The Management reserves the right to reject any car park application at its discretion. Application, if approved, is subject to cancellation at the Management's discretion. The Management's decision shall be final.
11. A resident is required to notify the Management when he has changed his vehicles so that the IU details could be programmed.
12. Each vehicle shall be properly parked within the confines of each car park lot.
13. At all times, any visitors are to park their vehicles only at the car park lots designated by Management Corporation for visitor's vehicles.
14. Any visitor's vehicle that is parked in a car park lot in the estate must display, at all times, a valid visitor slip and/or notice issued by the Management Corporation's representative, agent etc, for the vehicle and for the apartment unit, which he is visiting, otherwise the said vehicle shall be wheel clamped.
15. At all times, any vehicles parked in the estate are parked at the owner's risk. The Management shall not be responsible for any theft, damage or misdemeanour caused to the vehicle and/ or their contents.
16. Residents using the car park shall ensure that no damage is caused to the fittings and fixtures in the car park and shall be liable should any damage be caused by them.
17. Only residents' and/ or authorised car washers are allowed to wash their vehicles in the washing bay. Vehicle's owners are to immediately remove their vehicles from the washing bay after washing their vehicle.
18. All rules and regulations governing car parking set by the Management Corporation from time to time shall be observed at all times by all subsidiary proprietor and / or tenants and/ or any other person/s lawfully on the common property.
19. A subsidiary proprietor and/ or tenant and/ or person lawfully on the common property shall not park or leave any vehicle on the common property without the written approval of the Management.



20. Any vehicle that parked in an unauthorised area and/ or in any manner causing obstruction to vehicular traffic on the common driveway or car park and/ or in such manner as to violation of the rules herein is liable to be wheel clamped.
21. The registered owner or driver of any vehicle immobilised shall pay a fee **S\$200.00** to have the wheel-clamping device removed, failing which the vehicle shall remain immobilised and/ or towed away at the absolute discretion of the Management and all cost and expenses shall be borne by the said owner of the vehicle that is towed away. If the vehicle is parked with the wheel clamp overnight or for more than one day, the wheel clamp shall only be removed on payment of a surcharge of **S\$50.00** per day, in addition to the aforesaid payment of **S\$200.00**.
22. The Management shall not be liable for any damage caused to any vehicles immobilised by Management Corporation and/ or its agent or anyone so authorised arising from the breach of the By-Laws and/ or house rules.
23. A replacement cost of **S\$500.00** shall be added onto the payable fee and/ or surcharge if the wheel clamp is damaged because of any unauthorised and/ or improper removal of wheel clamp from clamped vehicle by the owner and/ or driver of the said vehicle
24. The Management and/ or its agent shall not be responsible for any damage/s however caused to the vehicle arising from the wheel clamping of the said vehicle.

4.7 BICYCLE

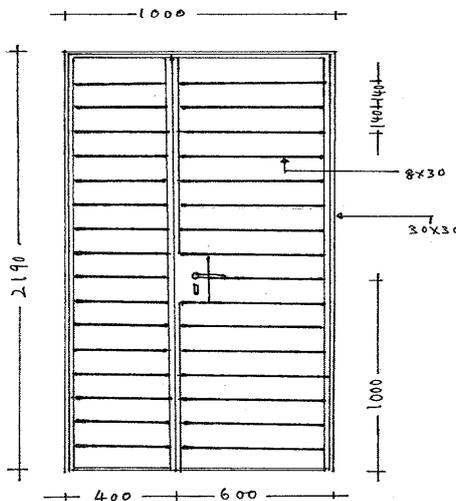
1. An owner or lessee who occupies an apartment in RIVER PLACE and owns a bicycle shall at all times, only park his or her bicycle in a bicycle slot at bicycle racks designated by Management Corporation at Basement 1 or any other place to be determined by the Management Corporation.
2. All owners are required to register their bicycle with the management.
3. Bicycles that are parked or stored at common property shall be at owner's risk. The management shall not be responsible for any theft, damage or misdemeanour caused to the bicycles and/or their accessories.
4. Owners of more than one bicycle must register any additional bicycles with management & will be allocated bicycle slot(s), subject to availability, on a first come first served basis.
5. All bicycles, which are chained and/or left unattended in any other location other than the designated bicycle racks, shall be subject to immediate removal & temporary storage by Management Corporation and latter shall not be liable for any damage or loss. If ownership of these cannot be established within 3 months, management reserves the right in its absolute discretion to dispose of them.
6. Owners or lessees who cease to occupy an apartment must remove their bicycle(s) immediately upon their departure from River Place.

4.8 KEEPING OF PETS

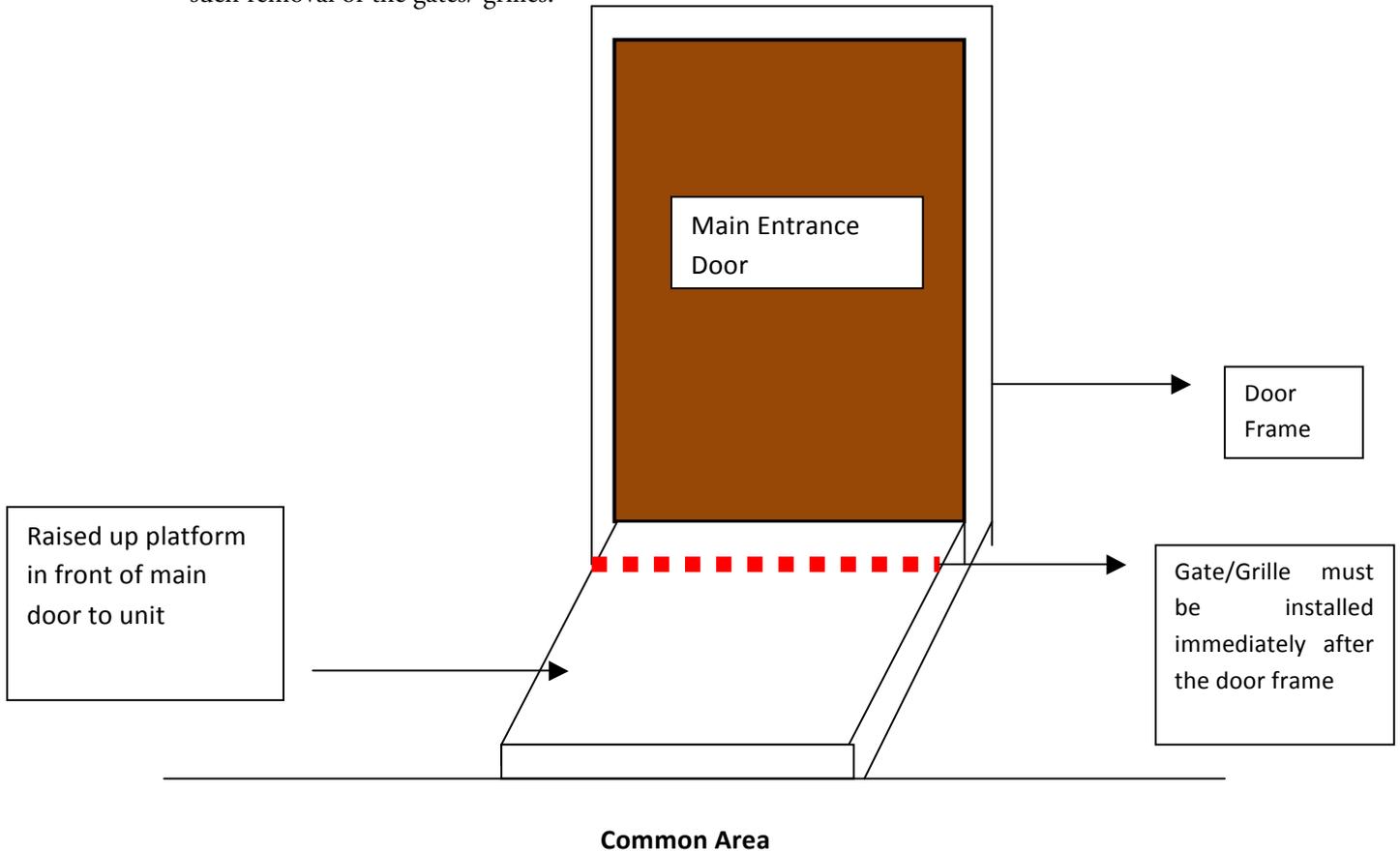
1. All Subsidiary Proprietors and Occupiers of River Place Condominium shall ensure that their dogs are leashed while in the Common Area of River Place Condominium. In addition, the Pit Bull, Akita, Neapolitan Mastiff, Tosa and their crosses, the Bull Mastiff, Bull Terrier, Doberman Pinscher, German Shepherd Dog (and related breeds), Rottweiler and Perro de Presa Canario must also be muzzled while in the Common Area of River Place Condominium.
2. The Management Corporation Strata Title Plan No. 2543 reserves the right to impose an administration charge of amount **S\$200.00 PER INCIDENT** (subject to GST) or any other amount on any Subsidiary Proprietor or Occupier if they fail to leash their dogs and/ or muzzle their dog/s (if required under section 1 of 4.9), within the common area.
3. The Management Corporation Strata Title Plan No. 2543 reserves the right to impose a cleaning charge of **S\$75.00 PER INCIDENT** (subject to GST) on any Subsidiary Proprietor and/or Occupier if they fail to clean up their pet/s' waste on the common area.
4. The Management Corporation Strata Title Plan No. 2543 reserves the right to impose reimbursement for turf or plant replacement of amount **S\$200.00 PER INCIDENT** (subject to GST) or any other amount on any Subsidiary Proprietor and/or Occupier if they allow their pet/s to urinate on the common area turf or plantation. (The acidic content of urine kills the turf in the affected area)

4.9 INSTALLATION OF GATE TO UNIT

- 4.9.1 Owners/ occupiers are required to submit their application for installation of gates to their units to the Management Corporation before installation (all terms and conditions under Renovation - 4.5 apply).
- 4.9.2 Owners/ occupiers shall ensure that the design of the gates shall adhere to the common design specified by the Management Corporation for all new applications effective from 29th May 2010:
Colour should be bronze.



- 4.9.3 All gates/grilles have to be installed within the boundary of the unit. The Management Corporation reserves the right to remove any gates/ grilles installed in the common area and seek the full removal cost from the owner and/or occupier concerned. The Management Corporation shall not be responsible for any damage to the unit or any inconvenience caused as a result of such removal of the gates/ grilles.



4.10 INSTALLATION OF ADDITIONAL SAFETY BARRIER / GRILLES AT BALCONY

- 4.10.1 Owners/ occupiers are required to submit their application for installation of grilles to their units to the Management Corporation before installation (all terms and conditions under Renovation - 4.5 apply).
- 4.10.2 Only invisible grilles are allowed to be installed at the balcony.
- 4.10.3 All grilles have to be installed within the boundary of the unit. The Management Corporation reserves the right to remove any grilles installed in the common area/ external façade wall and seek the full removal cost from the owner and/or occupier concerned. The Management Corporation shall not be responsible for any damage to the unit or any inconvenience caused as a result of such removal of the gates/ grilles.
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Chapter 5 – RECREATIONAL FACILITIES

5.1 GENERAL RULES AND REGULATIONS GOVERNING THE USE OF RECREATION FACILITIES

1. Ball games are not allowed to be played within the compounds of the condominium except at areas designated for such games.
2. The recreational facilities are for the exclusive use of residents and their guests. Non-Resident owners are deemed to have assigned their rights to their tenants to use the recreational facilities.
3. Children under the age of twelve (12) should not use any of the recreational facilities unless accompanied by their parents or supervisory adults, who shall be responsible for their safety and proper behaviour. Residents are responsible for the behaviour of their guests and their compliance with the rules.
4. Residents shall be responsible for any damage caused by themselves or their guests to the recreational facilities. Residents must inform the security or management staff of any existing damage to the facility or equipment that they or their guests are about to use, failing which they may be held responsible for such damage.
5. Residents/guests must be properly attired when using the facilities.
6. The Management, security personnel or any appointed representatives of the Management Agent may require any person in the recreational areas to identify himself for security reasons.
7. Except for those games and activities for which the facilities were especially intended, no other games or activities (such as football, roller-skating, skate boarding and horseplay of any sort) will be allowed in the recreational facilities.
8. The Management reserves the right to change any rules and regulations. Residents shall be notified at least one (1) week in advance before such changes take effect.
9. Residents and their guests must abide by all the rules when they utilise the recreational facilities.
10. The Management will not be held responsible for any loss or damage to any personal property, injury arising from the use of the recreational facilities.

5.2 RESIDENTS' LOUNGE

1. Opening Time:

Mondays – Sundays: 7.00am – 11.00pm

The Management shall reserve the right to the priority use of the Residents Lounge.

2. Only residents are permitted to use the Lounge.
3. Each resident is permitted to bring in not more than twenty *five (25)* guests at any one time.



4. Booking of the Main Lounge only for exclusive use, is permitted at a charge as below:-

Mondays – Sundays: 12.00pm – 5.00 pm

6.00pm – 11.00pm

A non-refundable charge of **S\$40.00** per session and a refundable deposit of S\$200.00 shall be payable for confirmed bookings.

5. Proper attire must be worn at all times. Swim Wear is prohibited.
6. Metal furniture is strictly prohibited in the Residents' Lounge.
7. Residents concerned will be responsible for any loss or damage caused to the equipment and furniture, by their guests or themselves.
8. Smoking is not permitted in the Lounge. Pets are not allowed in the premises or their surrounds.
9. The Management will not be held responsible for any loss or damage to any personal property, injury or death arising from the use of the facility.
10. The residents booking the Residents' Main Lounge shall ensure that there should not be excessive noise or nuisance caused to other residents.
11. Residents should submit the booking form and make payment in cash on the same day at the Management Office. Otherwise the booking will be automatically cancelled without reference to the applicant if the payment and the form are not received by the stipulated time.
12. Normally cancellation of bookings shall be made at least one (1) week before the date booked. Residents who make proper cancellations may be permitted to reschedule cancelled bookings to another available time slot within the same month without making additional payment.
13. Portable radios or Audio Players kept to moderate volume are permitted in the Residents' Main Lounge if you have booked for exclusive use of the lounge, provided there are no complaints from other users and residents.

5.3 MULTI-PURPOSE FUNCTION ROOM

1. Opening Times:

Mondays – Sundays: Session 1 (Day): 11.00 am – 5.00 pm

Session 2 (Night): 6.00 pm – 11.00 pm

2. Bookings:

- (a) Application for booking of the Function Room may be made at the Management Office on a first-come, first-served basis.



- (b) A non-refundable charge of \$10.00 per session shall be payable for confirmed booking.
- (c) To discourage frivolous bookings, a resident may not have more than two bookings for the Function Room outstanding at any given time. In this regard, residents of the same apartment unit will be treated as the same resident making a booking. The management also reserves the right to decline an application to book the Function Room if there is any reason to believe that the bookings are being made frivolously.

3. Use of the Function Room:

- (a) Users of the Function Room must use the room responsibly and have regard and consideration for other residents and users of the adjacent areas. In particular, noise levels must be kept at reasonable levels and not at levels that may be of disturbance to others.
- (b) Users must maintain the cleanliness of the Function Room and clean up after they leave. All waste or other refuse must be disposed of in the litter bin in the Function Room.
- (c) Any cost that may need to be incurred to clean up or repair any part (including furniture and equipment) of the Function Room will be charged to the resident making the booking for the room.
- (d) The Function Room is intended for private events only. It may not be used for commercial, religious, political, company gatherings or other illegal activities.
- (e) Consumption and catering of food in the Function Room is permitted. However, any cost that may need to be incurred to repair any damage caused by food, liquids, catering equipment or any other related items will be charged to the resident making the booking for the room.
- (f) The Management reserves the right to terminate the use of the Function Room at any time if it is of the view that any of these rules are not complied with. No refunds will be made.

The Management will not be held responsible for any injuries, damage or loss of life, limb or property sustained by residents and their guests, however caused when using the Function Room.

5.4 CHESS BOARD CORNER/ MARQUES

1. Opening Time:

Mondays – Sundays: 8.00am – 11.00pm

2. Each resident is permitted to bring in not more than fifteen (15) guests at any one time.

3. Bookings for Chess Board Corner/ Marques:



- a) Booking must be made in person and will be accepted on a first-come, first-served basis.
- b) Each booking shall be on a four (4) hours block at **\$10.00 per session**. The rental of marquee shall be **\$20.00** per marquee (non refundable) for use at the chess board corner / marquee in front of Tower A4 Only.
- c) Bookings are not transferable.
- d) Advance bookings are permitted for up to three (3) days, inclusive of the day of booking.
- e) To discourage frivolous bookings, residents who failed to turn up after two booking and without making proper cancellation, will be barred from booking the facility for the next two (2) months.
4. Smoking is not permitted in the chess board corner / marquee. Pets are also not allowed in the premises.
5. Residents concerned will be responsible for any loss or damages caused to the equipment and furniture, by their guests or themselves.
6. Players must vacate the corner when their sessions end.
7. The Management will not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facility.

5.5 READING CORNER/ GAMES ROOM

1. Opening Time:
Mondays – Sundays: 7.00am – 11.00pm
2. Each resident is permitted to bring in not more than five (5) guests at any one time.
3. Booking of the Reading Corner for exclusive use is not permitted.
4. Proper attire must be worn at all times – no swimming gear permitted
5. Residents concerned will be responsible for any loss or damage caused to the equipment and furniture, by their guests or themselves.
6. Smoking is not permitted in this Corner. Consumption of food in this Corner is permitted but limited to light finger food and drinks only, provided that this is done responsibly, which means, among other things, that users must clean up all food, utensils, receptacles and all other waste after use. The Management reserves the right to require users to cease any consumption of food and/or drinks in this Corner if, in the opinion of the Management, this is not done in a responsible manner.
7. The Management shall reserve the right to the priority use of the games room
8. The Management will not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facility.



5.6 GYMNASIUM/ AEROBICS

1. Opening Time:

Monday – Sundays: 6.00am – 11.00pm

2. The gymnasium is strictly for the exclusive use of residents only.
3. Residents should read the instructions provided before using the equipment. Due care must be exercised when using the equipment to avoid accidents and damage.
4. Proper exercise attire must be worn at all times. Appropriate shoes (non-marking) must be worn to avoid damage to gym/room. Bathing suits and sandals are strictly prohibited.
5. Eating and smoking are strictly prohibited. Pets are also not allowed in the premises.
6. Children of age of twelve (12) and below are not permitted in the gymnasium at any time. Children from thirteen (13) to sixteen (16) must be accompanied and supervised by adults.
7. Residents concerned will be responsible for any loss or damages caused by their guests or themselves.
8. Residents are requested to place the weights back in their proper place after use.
9. Equipment shall not be shifted or moved from their position or from the gymnasium by the residents.
10. Residents will be responsible for any loss or damage caused to the equipment and furniture by their children or themselves.
11. The Management shall not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facility.

5.7 STEAM ROOM/ SAUNA

1. Opening Time:

Monday – Sundays: 7.00am – 11.00pm

2. Children below the age of sixteen (16) are not allowed to use the steam room/sauna.
3. Smoking is strictly prohibited.
4. Drying of clothes in the steam room/sauna is prohibited.
5. Elderly residents should consult a medical practitioner before using the saunas.
6. The Management shall not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facility.
7. Word of Caution

Users are advised to consult a physician before using the steam room/sauna. People with the following conditions are not recommended to use the steam room/sauna:

- a) When under the influence of alcohol, tranquillisers, stimulants or other kind of prescribed drugs.



- b) Those with hypertension or heart ailments.
- c) Those with high blood pressure.
- d) Those with infectious diseases or abrasions.
- e) Females who are pregnant.

5.8 SWIMMING POOL / WADING POOL / CHILDREN'S POOL / JACUZZI POOL / FUN POOL / SPA POOL

1. Swimming Hours:
Mondays – Sundays: 7.00am – 10.00pm
(Except when it is being cleaned or serviced)
2. Strictly no diving.
3. Only residents and their guests are permitted to use the pools. Guests must be accompanied by the residents.
4. Children under the age of twelve (12) or height less than 1.2 metres must be accompanied and supervised by their parent or an adult when using the pool. Maids must be accompanied by residents when using the pool.
5. Persons suffering from any infectious disease or with bandages or open wounds of any type are not permitted to use the pool.
6. Portable radios and audio players are permitted at the pool areas, provided volumes are kept reasonably low & there are no complaints from other users and residents; and The Management reserves the right to request the removal of any of these equipment should it deem fit.
7. Footwear, food, drinks and pets are not permitted in the pool at any time. Food and drinks are permitted in the vicinity of the pool as long as all of the following rules are complied with:
 - (a) food and drink may not be brought within one meter from the immediate edge of the pool;
 - (b) food and drink should be consumed on the poolside tables in the vicinity of the pool;
 - (c) in the interests of safety of all users of the pool (which includes the area up and in front of Tower A4), glass bottles (including glass beer bottles) and glass wares (including wine glasses and beer mugs) are prohibited in the vicinity of the pool (including the poolside tables in the vicinity of the pool). Residents are encouraged to use plastics cups and canned beer and drinks instead. However, wine and spirit bottles (which, for the avoidance of doubt, do not include beer bottles) are permitted as long as they are used responsibly on the poolside tables only;
 - (d) residents and their guests must ensure that all unwanted food, drink, leftovers, waste, disposable receptacles and utensils brought into the vicinity of the pool are disposed of into the provided trash bins.
7. Strictly no cooking in any form on the pool furniture or pool vicinity.
8. All swimmers must be appropriately attired when swimming for hygiene and modesty reasons.



9. All swimmers must take a shower before they enter the pool.
10. During thunderstorms, all swimmers are advised to leave the pool immediately.
11. Only swimming coaches authorised by The Management are permitted to use the pools for coaching lessons.
12. The life buoys are strictly for emergency use only and MUST NOT be removed from their racks except for saving lives.
13. Ball sport, Frisbee playing, roller-skating, bicycle riding, skate-boarding, horse playing and other activities, which are likely to cause nuisance to other users, will not be permitted in the pool area
14. The Management reserves the right to close the pool for maintenance and repair purposes or other reasons as it may deem fit.
15. Swimmers are not allowed in the pools when cleaning is in progress.
16. The Management will not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the pool.

When using Jacuzzi Pool:

17. Children under the age of sixteen (16) and below 1.2 metres of height are not permitted to use the pool.
18. All users are advised not to tamper with or to sit on the grating cover of the suction outlet in the pools.

19. Word of Caution

Users are advised to consult a physician before using the Jacuzzi / Spa pools. People with the following conditions are not recommended to use the pool:

- a) When under the influence of alcohol, tranquillisers, stimulants or other kind of prescribed drugs.
- b) Those with hypertension or heart ailments.
- c) Those with high blood pressure.
- d) Those with infectious diseases or abrasion.
- e) Females who are pregnant.

5.9 BARBECUE PITS

1. Barbecue Hours:

Mondays – Sundays: 12.00pm – 5.00pm

6.00pm – 11.00pm

2. Bookings:



- a) Strictly only residents above the age of sixteen (16) are permitted to book the barbecue pits.
- b) Bookings may be made on the prescribed form obtainable at the Management Office. Booking of the facility for a specific day may be made up to two months in advance. Allocations will be made on a first-come, first-served basis, but only confirmed when receipt of booking forms & payments are made.
 - (i) **PITS 1 / 2 (Gas Stove):**
A non-refundable charge of **\$30.00** (Mon-Thur) and **\$40.00** (Fri-Sun) as well as a refundable deposit of \$200.00 shall be payable for a confirmed booking.
 - (ii) **PITS 3(b) (Gas Stove):**
A non-refundable charge of **\$25.00** as well as a refundable deposit of \$100.00 shall be payable for a confirmed booking.
 - (iii) **PITS 3(a) (Charcoal Stove):**
A non-refundable charge of **\$10.00** as well as a refundable deposit of \$100.00 shall be payable for a confirmed booking.
 - (iv) **PIT 4 (a) (Gas Stove):**
A non-refundable charge of **\$20.00** as well as a refundable deposit of \$100.00 shall be payable for a confirmed booking.
 - (v) **PIT 4(b) (Charcoal Stove):**
A non-refundable charge of **\$10.00** as well as a refundable deposit of \$100.00 shall be payable for a confirmed booking.
 - (vi) **PIT 5 (Gas Stove):**
A non-refundable charge of **\$15.00** as well as a refundable deposit of \$100.00 shall be payable for a confirmed booking.

The above charges include the supply of gas for the Gas Stove BBQ Pit, charcoal is excluded. Ice Boxes are supplied at each BBQ location, but ice is excluded.

- c) Bookings may be made in person/ telephone between 8.00am & 5.00pm on weekdays and from 8.00am to 12.00pm on Saturdays.
 - d) Residents should submit the booking form and make payment in cash by the same day at the Management office. Otherwise the booking will be automatically cancelled without reference to the applicant if the payment and the forms are not received by the stipulated time.
 - e) Normally cancellation of bookings shall be made at least one (1) week before the date booked. Residents who make proper cancellation may be permitted to reschedule cancelled bookings to another available time slot within the same month without making additional payment.
3. The number of guests is limited to: -
- a) Pit 1/2/4a/ 4b: twenty five (25)
 - b) Pit 3a/ 3 b: Fifteen (15)
 - c) Pit 5: Thirty (30)
4. Residents are advised to submit guest list (names and vehicle numbers) to The Management in advance to facilitate security control and guests' easy access into the condominium.
5. Setting up of tents or camping overnight within the estate is not permitted.



6. Highly flammable personal equipment such as miniature gas cookers, is not permitted to be used in any of the barbecue areas/ on the BBQ stove/ furniture.
7. Live bands are not permitted. Portable radios and audio players kept at moderate volume are permitted at the barbecue areas provided there are no complaints from other users and residents. The Management reserves the right to request the switching off of any equipment should it deem fit.
8. The residents booking the BBQ Pit shall ensure that there should not be excessive noise or nuisance caused to other residents.
9. Residents and their guests must ensure that the barbecue pits and their surroundings are left in a clean and tidy condition after use.
10. All unwanted leftover food litter, etc. should be disposed of into the provided trash bins. Washing of barbecue utensils, equipment, cutlery or crockery is not allowed on the pool deck.
11. Inspection of the barbecue area shall be carried out by the Management to determine whether there has been any damage caused to the common property. All additional costs incurred in rectifying any damage shall be borne by the residents concerned.
12. Permission must be obtained from the Management prior to hiring of additional tables and chairs to be used at the barbecue/pool deck area.
13. Advance bookings are permitted for up to a maximum of 2 months prior to the date of use.
14. The Management will not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facilities.

5.10 PUTTING GREEN

1. Playing Time:
Mondays – Sundays: 8.00am – 7.00pm
2. Bookings:
 - a) Booking will be accepted on a first-come, first-served basis.
 - b) Each booking shall be on a TWO HOURLY basis
 - c) Advance bookings are permitted for up to a maximum of one week prior to the date of use
 - d) Residents who fail to turn up within 30 minutes after the scheduled time of play, barring rainy weather, shall have his reservation allocated to the next party on a first-come, first serve basis.
 - e) Cancellation of bookings must be made at least one day before playing time.
3. The course can only be used for putting of golf balls. Any other game is strictly prohibited on the course.
4. Flag posts may not be removed from the green.



5. Balls shall not be shot beyond the green. Residents shall ensure that no one, especially children, is around them when they are swinging their clubs.
6. Food and pets are not allowed on the green.
7. All litter must be disposed of in the receptacle provided.
8. Children under 12 years of age are not permitted in the green unless accompanied by parents or supervising adults who shall be responsible for their safety and proper behaviour.
9. Residents will be held responsible for any damages caused by their guests of themselves. Any damages caused by the previous players must be reported to the Reception Counter immediately before the commencement of use.
10. Players must vacate the area when their session of play ends.
11. Only coaches accredited/sanctioned by The Management are permitted to conduct lessons in this facility.
12. The Management will not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facilities.

5.11 CHILDREN’S PLAYGROUND

1. The children playground is for the exclusive use of children under 12 years of age.
2. Children must be accompanied by the parents or supervising adults who shall be responsible for their safety and proper behaviour.
3. No livestock, poultry, dogs, cats or other household pets shall be allowed in the children’s playground.
4. Residents will be responsible for any damages caused by themselves or their guests. Any damages caused by the previous players must be reported to the reception immediately, before the commencement of the game.
5. The Management will not be held responsible for any injuries, damages or loss of life, limb or property sustained by residents and their guests, however caused when using the facility.

5.12 SUMMARY OF FACILITIES

Facilities	Operating Hours	Fee	Booking Limits
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RIVER PLACE CONDOMINIUM BY LAWS

Management Office	<p>Mon –Fri 8.00am – 12.00 pm 1.00pm – 5.00 pm</p> <p>Sat 8.00am – 12.00pm</p> <p>Sun & Public Holidays - Closed</p>	NA	-
Residents' Lounge	<p>7.00 a.m to 11.00 p.m.</p> <p>Exclusive Use Session 12noon – 5.00 pm 6.00pm – 11.00pm</p>	<p>NA</p> <p>\$40.00</p>	<p>Advance booking – maximum 2 months before the date of use</p> <p>Cancellation – at least one week before the date booked</p>
Home-Theatre Room	<p>12 noon – 5.00pm 6.00pm – 11.00pm</p>	\$10.00	
Marque/ Chess Board Corner	8.00am – 11.00pm	<p>\$10.00/4hrs block</p> <p>\$20.00/marque/ session</p>	<p>Advance booking</p> <p>Maximum 2 months before the date of use</p>
Reading Corner	7.00am – 11.00pm	NA	-
Gymnasium / Aerobics Room	6.00am – 11.00pm	NA	-
Steam Room / Sauna	7.00am – 11.00pm	NA	-
Swimming Pool / Wading Pool / Children's Pool / Jacuzzi Pool / Fun Pool / Spa Pool	7.00am – 11.00pm	NA	-
Barbecue Pit	<p>12 Noon - 5.00pm 6.00pm – 11.00pm</p>	Refer to 5..9	<p>Advance booking – maximum 2 months before the date of use</p> <p>Cancellation – at least one week before the date booked</p>
Facilities	Operating Hours	Fee	Booking Limits



Putting Green / Croquet Green	8.00am – 7.00pm	NA	-
Tennis Court	Mon – Sun & Public Holidays 7.00am – 10.00pm Peak Hours Mon-Fri 6.00pm – 10.00pm	NA	Peak hours: 2hr / session /week Off-peak hours: 3hrs / session / week and subject to availability thereafter

The Management Corporation Strata Title Plan No. 2543

Revised As at 1st August 2014