

Breach of the By-Laws

Subsidiary Proprietor or Occupier of a lot has breached any by-laws in accordance with Section 32 and Section 33 of the Building Maintenance and Strata Management Act, the Building Maintenance (Strata Management) Regulations and/ or any by-laws as passed by the Management Corporation and where the Management Corporation incurs any costs, fees or expenses whatsoever in enforcing the said by-laws, the Management Corporation shall recover as a debt all such costs, fees and expenses from the Subsidiary Proprietor concerned on a full indemnity basis.

By-Law: Governing Encroachment

Subsidiary Proprietor or Occupier of a lot shall not obstruct and place their goods, display cases or racks etc on passage way, concourse, lobby outside their premises or any other common property. All costs including administration fee associated with the removal or disposal shall be charged to the Subsidiary Proprietor or Occupier.

If the Subsidiary Proprietor or Occupier fail or neglect to comply with the By-law, the Management Corporation shall be empowered to remove and dispose all items encroaching the common property without further notice.

All the costs, charges, fees and expenses incurred including administration fee by the Management Corporation in removal and disposal of the goods, displays cases, racks and any other objects, shall be recoverable by the Management Corporation from the Subsidiary Proprietor and/or the Occupier concerned.

The Management Corporation, its agents and employees shall not be liable for any loss of business, damage to property by perishing or deterioration or any other loss or damage whatsoever arising from the enforcement of these By-Law.

The Management Corporation reserves the right to dispose all goods/items left at the common area at the Subsidiary Proprietor's or Occupier's expenses/cost without prior notice and an administrative fee of S\$200 per incident per calendar day subject to prevailing GST will be charged to the Subsidiary Proprietor/Occupant/Offender.

The Management Corporation is also at its discretion to disapprove any application applied by the Subsidiary Proprietor/Occupant/Offender.

By-Law: Wheel Clamping Policy

Wheel-clamping notice/sign shall be displayed prominently around the estate to warn vehicle owner regarding wheel-clamping of vehicle found persistently parked at non-designated lots and have created an obstruction or posed a danger.

Violation notice will be issued and placed onto the concerned vehicle's windscreen. After 10 minutes of grace period, the vehicle can be wheel-clamped.

If the vehicle is being wheel-clamped, the wheel-clamp shall be removed in payment of an administrative release fee of S\$200 subject to prevailing GST and a surcharge of S\$50 subject to prevailing GST per calendar day until the vehicle owner settle the wheel-clamping charges.

Payment shall be made to the Management Office during office hours or at the Fire Command Centre outside of the office hours. Upon payment, the wheel-clamp will be released.

Vehicles that have been wheel-clamped for more than five (5) calendar days, whether unclaimed or the administrative fee not paid, will be towed away at the discretion of the Management Corporation. Wheel-clamping and Towing fee shall be paid to the Management Corporation before releasing the storage details. All related charges, including but not limited to storage charges, will be borne by the concerned vehicle's owner.

The Management Corporation shall not be liable for any damages howsoever caused to any vehicles immobilized by its agent or anyone so authorized arising from the breach of the By-Laws.

All vehicles parked at Ubi Techpark premises are parked at the vehicle owner's risk. The Management Corporation shall not be responsible/liable for any theft, loss, damage and action proceeding claims, suits or other misdemeanor caused to the vehicle and/or their contents.

The Management Corporation is also at its total discretion to disapprove any application applied by the subsidiary proprietor/occupant/offender.

By-Law: Governing Fire Safety

A Subsidiary Proprietor and/or occupier of a lot shall not cause any obstruction to the common property or do or omit to do any act which may breach the provisions of the Fire Safety Act (Chapter 109A) (hereinafter referred to as "the Act") or any other relevant revisions and laws, and/or subject the Management Corporation to prosecution and/or fine, and to reimburse the Management Corporation for all fines, and costs incurred including the legal costs on a full indemnity basis.

If all and any sums payable or recoverable from the Subsidiary Proprietor and/or occupier in respect of cost and expenses incurred by the Management Corporation in or about the abatement of any offence under the Act are not paid by the Subsidiary Proprietor and/or occupier within fourteen (14) days after such demand, the Management Corporation may apply to the court to recover and all legal costs incurred on a full indemnity basis shall be paid by the Subsidiary Proprietor and/or occupier concerned.

A subsidiary proprietor and/or occupier of a lot shall not obstruct the lawful use of the common property by any person except on a temporary and non-incurring basis. No works or storage shall be carried out at the common area except for the temporary loading and unloading only not exceeding 15 minutes. Failing which, an administrative fee of S\$200 per incident per calendar day subject to prevailing GST will be charged to the subsidiary proprietor, occupant and/or offender for non-compliance.

The Management Corporation reserves the right to dispose all goods/items left at the common areas at the subsidiary proprietor and/or occupier's expenses/cost without prior notice and an administrative fee of S\$200 per incident per calendar day subject to prevailing GST will be charged to the subsidiary proprietor, occupier and/or offender for non-compliance.

The Management Corporation is also at its total discretion to disapprove any application applied by the subsidiary proprietor/occupant/offender.

By-Law: Season Parking Charges

A By-Law to authorize the Management Council to revise and alter as and when necessary, the vehicle parking charges across all classification of vehicles parked at Ubi Techpark, was passed on 20 October 2016.

(A) Season Parking Charges for Motor Vehicles

The following parking fees (subject to GST) are set with effect from 1 January 2023 for motor vehicles parked at Ubi Techpark for the Subsidiary Proprietors or occupiers subject to availability:

Blk 10 (Lobby A – E) ~ Max. 4 cars ~	Blk 40 & 60 (2-Storey Terrace) ~ Max. 6 cars ~	Blk 20 - 70 (3-Storey Terrace) ~ Max. 8 cars ~
1 st car at S\$80 per month 2 nd – 4 th car at S\$95 per month 5 th car onwards at S\$110 per month (subject to availability)	1 st – 3 rd car at S\$80 per month 4 th – 6 th car at S\$95 per month 7 th car onwards at S\$100 per month (subject to availability)	1 st – 3 rd car at S\$80 per month 4 th – 8 th car at S\$95 per month 9 th car onwards at S\$110 per month (subject to availability)

(B) Season Parking Charges for Lorries

The following season parking fees (subject to GST) with effect from 1 January 2023 for lorries parked at Ubi Techpark for the Subsidiary Proprietors or occupiers subject to availability:

1st Lorry **S\$110.00 per month**
2nd Lorry **S\$150.00 per month**

(C) Season Parking Charges for Motor Cycles

The following season parking fees (subject to GST) with effect from 1 January 2023 for motor cycles parked at Ubi Techpark for the Subsidiary Proprietors or occupiers subject to availability:

Motor Cycles **S\$15.00 per month**

(D) Season Parking Charges for Other Vehicle

The following season parking fees (subject to GST) with effect from 1 January 2023 for other vehicle parked at Ubi Techpark for the Subsidiary Proprietors or occupiers subject to availability:

Other Vehicle **S\$150.00 per month**

(E) Vehicle Parking Certificate (VPC)

The following VPC fees (subject to GST) with effect from 1 January 2023 for heavy vehicle parked at Ubi Techpark for the Subsidiary Proprietors or occupiers subject to availability:

VPC **S\$150.00 per month**

(F) Container Parking Charges

The following charges subject to prevailing GST with effect from 1 January 2013 for containers parked at Ubi Tech Park for the Subsidiary Proprietors or occupiers subject to availability:

Period	20-Footer Container	40-Footer Container
1 st 24 Hrs	FREE	FREE
After 24 Hrs	S\$5.00 per hour (max. \$60 per day)	S\$6.00 per hour (max. \$72 per day)
Refundable Deposit	S\$100.00	S\$100.00

- 1) Application and payment for the deposit and parking charges is to be made at least 1 working day in advance to MCST 2719 Management Office.
- 2) The Management Office will issue an invoice to the Container Parking Unit based on the application and payment made.
- 3) The charges shall apply to ALL weekends, Sundays and Public Holidays.
- 4) Those units who failed to make application and payment for the container charges 1 working day before their scheduled entry may be rejected to enter Ubi Tech Park.
- 5) Applicant who park their container shall undertake and deem to indemnify and keep the Management Corporation fully indemnified against all actions, claims, demands, losses, etc that may be made against the Management Corporation by any person or persons arising out of use of the facility and surrounding areas.
- 6) The Management reserves the right to forfeit in part or in full, the said deposit in the event of any damages, claims, losses, etc or parking beyond the application period or breach of the terms and conditions stated herein. Any costs incurred by the Management Corporation in excess of S\$100.00 to rectify the irregularities shall be recovered as a debt from the applicant concerned.

By-Law: Hourly Parking Charges

A By-Law to authorize the Management Council to set the following hourly parking charges (subject to GST) with effect from 1 January 2023:

DAY	TIME	CARS	MOTORCYCLES	LORRY/VAN/BUS with (P, W, X & Y Plate)
Mon - Sat	0700Hrs - 1859Hrs	S\$2.00/hour and part thereof	S\$1.60/entry	S\$3.00/hour
Mon - Sat	1900Hrs - 0659Hrs of next day	S\$3.00/entry	S\$1.20/entry	S\$5.00/entry
Sun & Public Holidays	0700Hrs - 0659Hrs of next day	S\$3.00/entry	S\$1.20/entry	S\$5.00/entry

By-Law: Concourse Booking Charges

A By-Law to authorize the Management Council to set the charges for concourse booking at sum of S\$100.00 per day subject to prevailing GST for new bookings received with effect from 1 January 2013 and maintain the refundable deposit at \$200 per application for the Subsidiary Proprietors or occupiers at Ubi Tech Park.

By-Law: Governing NEA Enforcement Action

A Subsidiary Proprietor and/or occupier of a lot shall not place any object at the common property that would encourage and facilitate mosquito breeding or do or omit to do any act which may breach the provisions of the Control of Vectors and Pesticides Act (Chapter 59) (hereinafter referred to as “the Act”) or any other relevant revisions and laws, and/or subject the Management Corporation to prosecution and/or fine, and to reimburse the Management Corporation for all fines, and costs incurred including the legal costs on a full indemnity basis.

If all and any sums payable or recoverable from the Subsidiary Proprietor and/or occupier in respect of cost and expenses incurred by the Management Corporation in or about the abatement of any offence under the Act are not paid by the Subsidiary Proprietor and/or occupier within fourteen (14) days after such demand, the Management Corporation may apply to the court to recover such sum and that all legal costs incurred on a full indemnity basis shall be paid by the Subsidiary Proprietor and/or occupier concerned.

A Subsidiary Proprietor and/or occupier shall not cause or allow to continue placing object that would encourage and facilitate mosquito breeding either by act, default or sufferance and shall abate the mosquito breeding hazard and do all such things as may be necessary to prevent a continuance or recurrence.

Where a mosquito breeding has occurred and the occupier fails to abate the mosquito breeding hazard, the Management Corporation may carry out or cause to be carried out such work including the removal and disposal of any property causing the mosquito breeding hazard as appears necessary to the Management Corporation to abate that hazard and to prevent a recurrence thereof and shall recover all expenses incurred from the Subsidiary Proprietor and/or occupier concerned.

By-Law: Granting and Conferring upon Subsidiary Proprietor of Terrace Block Right of Exclusive Use of the Common Loading/Unloading Bay beside each terrace unit

By-Law pursuant to Section 33(1)(b) / 34(2)(a) of Building Maintenance and Strata Management Act, granting and conferring upon Subsidiary Proprietor of terrace block right of exclusive use of the common loading/unloading bay beside each terrace unit and the incoming Management Council be empowered to decide on the fees and/or charges to be levied in consideration for a grant of exclusive use of the above -described common property including the terms and conditions to be imposed.

By-Law: Recovery of Legal Fees and Cost

A By-Law on Recovery of Legal Fees and Cost as follows:

Arrears in Maintenance Contributions and Other Charges

The management corporation shall recover all costs, including legal fees on a solicitor and client basis, disbursements and incidental costs incurred by the management corporation in the recovery of arrears of management fund contributions, sinking fund contributions, special levy contributions and/or such other amounts owing to the management corporation from the subsidiary proprietor, occupier or lessee concerned.

Breach of By-Laws

The management corporation shall recover all costs, fees, fines and/or expenses (including legal costs and disbursements on a solicitor and client basis by the management corporation, including but not limited to any action commenced or undertaken in the Singapore Courts or elsewhere or referred to the Strata Titles Boards by the management corporation as a result of infringements by the said subsidiary proprietor or occupier or lessee on the provisions of the Building Maintenance and Strata Management Act, Supplementary By-Laws passed by the management corporation at its General Meetings and/or House Rules including the Prescribed By-Laws/Regulations under the Building Maintenance and Strata Management Act from the subsidiary proprietor, occupier or lessee concerned.

By-Law on governing of Loading/ Unloading Activities and Overnight placement of Goods / Cargoes

The Management Corporation is empowered to restrict loading/ unloading activities and /or reject any permit of vehicles or trucks / containers by the Subsidiary Proprietor, Tenant or Occupier where repetitive overnight placement of their goods / cargoes along the common area were recorded.

The following rules are to be observed:

- a) Placement of their goods / cargoes along the common area must be removed by midnight.
- b) The Management Corporation reserves the right to disapprove future applications arising from non-compliance of the above.

By-Law on type of Goods Handling Equipment

The Management Corporation is empowered to control and approve on the type of goods handling equipment engaged by Subsidiary Proprietor, Tenant or Occupier for their business operations.

The Management Corporation is empowered to limit only to the types of goods handling equipment to be used on the upper floors at Blk 10 as mentioned below:

- Electric Reach Truck less than 2 tons
- Electric Stacker less than 2 tons
- Electric / Manual pallet jack with polyurethane wheels only

No forklift is allowed to be used on the upper floors at Blk 10 lobbies and corridors.

The Management Corporation is empowered to remove and dispose goods handling equipment other than those specified above, without further notice and all the costs, charges, fees and expenses incurred including administration fee by the Management Corporation to remove and store the equipment shall be recoverable by the Management Corporation from the Subsidiary Proprietor and/or the Occupier concerned.

The Management Corporation, its agents and employees shall not be liable for any damage to the equipment arising from the enforcement of these By-Laws.

By-Laws: Governing Illegal Dumping and Littering

The Management Corporation shall be empowered to impose a cleaning/disposal fee of S\$1,000 subject to prevailing GST for illegal dumping of bulky items and littering at the common property and the amount shall be recoverable as a debt from the subsidiary proprietor, unit occupier and/or offender.

Subsidiary proprietor/unit occupier shall make their own arrangement to cart away unwanted items generated from renovation for disposal at dumping grounds at their own costs and if the debris is not removed as stated, the Management Corporation will proceed to engage contractors by way of deduction from the Renovation Deposit placed with the Management Corporation at a flat rate of S\$1,000 per lorry load and any excess shall be claimed separately.

The Management Corporation is also at its total discretion to disapprove any application applied by the subsidiary proprietor/occupant/offender.