



**Management Office:**  
The MCST Plan No. 2719  
10 Ubi Crescent #02-05  
Ubi Techpark Singapore 408564  
Tel: +65 6743 9163 (During Office Hours)  
: +65 6743 1375 (After Office Hours)  
Fax: +65 6743 9816  
Email: feedback@ubitechpark.com  
Website: http://www.ubitechpark.com

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**All Subsidiary Proprietors  
Ubi Techpark**

Dear Subsidiary Proprietors,

**Advisory on Tenancy and Business Activities**

The Management Corporation would like to inform that subsidiary proprietors (owners) have to be responsible for the behavior, conduct and business activities of their occupants and tenants in accordance to the prescribed by-laws under the Building Maintenance Strata Management Act (BMSMA), which are provided below for your easy reference.

**“Prescribed by-laws on “Behavior of subsidiary proprietors and occupiers**

*6. A subsidiary proprietor 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.”*

The owners, occupants or tenants are obliged to ensure good behavior, conduct and ethical business activities in order not to cause disrepute to the name of the Management Corporation, Ubi Techpark. They are also answerable to the Authorities and thus must ensure that business activities do not run foul with Consumers Protection Fair Trading Act (CPFTA) and not to cause inconvenience to occupants and visitors of the Complex.

The Management Corporation would also like to remind all subsidiary proprietors of their duties and responsibilities as stipulated under the Section 63 (b) of the BMSMA, which is provided below for your easy reference.

**“Duties of subsidiary proprietors and other occupiers of lots**

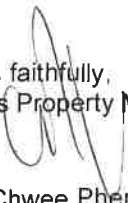
*63. A subsidiary proprietor, mortgagee in possession (whether by himself or any other person), lessee or occupier of a lot shall not —*

*(b) use or enjoy that lot, or permit that lot to be used or enjoyed, in such a manner or for such a purpose as to cause a nuisance or hazard to the occupier of any other lot (whether that person is a subsidiary proprietor or not)”*

We strongly urge all subsidiary proprietors and tenants to work closely and promote good business practices. Subsidiary proprietors are responsible and accountable for activities in their properties as well as the conduct of tenants and sub-tenants. As such, subsidiary proprietors must review the clauses in the lease agreement as and when necessary in order that only serious business-minded parties can work together and maintain the image of Ubi Techpark.

The Management Corporation would like to earnestly seek the full support and cooperation of all subsidiary proprietors to act in accordance with on the above mentioned.

Yours faithfully,  
Savills Property Management Pte Ltd

  
Goh Chwee Pheng  
Complex Manager  
As Managing Agent  
For & on behalf of

**The Management Corporation Strata Title Plan No. 2719**