



In-House Rules & Regulations

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These Rules are made by The Management Corporation
In Terms of the Strata Titles Act 1985 (Schedule 3), The Strata Management Act 2013, Act 757, Additional By-Laws as approved by The 5th Annual General Meeting, on Saturday 6th July 2013 The Strata Management Act 2013 Act757. It may, if it considers that any proprietor/resident/occupant/visitor has conducted himself or herself in breach of any law, by-law or rule, considered in any way injurious to the Apartment, or contrary to the interest of the Apartment, or has committed any breach of any rule or regulation relating to the use of any of the facilities or fails to perform or observe all or any of the proprietor's/resident's/ occupant's covenants contained in any law, by-law, rule or regulation, may suspend such proprietor/resident/occupant/visitor from using or being accorded the use of any of the facilities, for such a period and upon such terms and conditions as the Management Corporation may deem appropriate, provided that in the case of serious misconduct or a serious breach as determined by the Management Corporation, the Management Corporation may completely withdraw the use of such facilities to such proprietor/resident/occupant/visitor upon such terms and conditions as the Management Corporation may deem appropriate.

INTRODUCTION

To : The Proprietors/Residents/Occupants

These Rules And Regulations are Compiled and Comply with The Strata Titles Act 1985, Third Schedule By-Laws, Additional By-Laws and The Strata Management Act 2013 Act 757 and Other Laws of Malaysia.

MANAGEMENT OF THE CONDOMINIUM/APARTMENT

The Management Corporation are pleased to welcome you to your apartment.

The management and maintenance of the common facilities in the Apartment will be carried out as follows:-

REGISTER OF OCCUPIERS; Immigration Act 1959/63 Act 155 sections 55B./C. and Strata Titles Act 1985 Third Schedule By-Laws Part 1 By-Law 2. (1)(g) and Additional By-Law 2

A parcel proprietor shall register his name and particulars and the unit of condominium occupied by him including resident guests, dependants, in order that the Management may maintain a register of occupiers at all material times. A parcel proprietor who is not on the register of occupiers maintained by the Management may be denied entry to the development area or denied the use of any of the common facilities.

1. Security

The boundaries and entrance of the Apartment are manned by uniformed security officers 24 hours a day. Please inform the personnel on duty if you are expecting deliveries.

2. Access Cards; Additional By-Law 4

Each unit (except for the Penthouses) will be issued with two (2) access cards gratis together with a serial number. Access through the lobby doors can only be affected by way of the access cards or via the intercom system.

Additional access cards can be issued (up to maximum of four (4) per apartment) subject to a payment to the Management Office. Any lost or damaged access card may be replaced for a fee; this can be done through to the Management Office.

Access Cards Remain the Property of the Management Corporation Do Not Give Access Cards To Unauthorised Persons.

3. Moving In/Out/Deliveries Visitors; Additional By-Law 4.4

A moving in/out notice form must be completed at the Management Office before movers are allowed to enter into or out of the apartment. Failure to do so will result in denied entry at the guard house.

Occupants are required to give two (2) weeks advance notice to the Management of the removal. If possible, the details of items to be moved and the name of the contractors (mover's company) involved so as to maximize security and to protect the occupants.

A parcel proprietor/occupier shall inform the security office of any expected door deliveries in order that a security pass may be issued to the person or persons making the deliveries.

A parcel proprietor/occupier shall exercise all due care when transporting goods through lifts or any part of the common property.

Visiting Guest; Additional By-Law 4.5

A visiting guest shall be required to register and obtain a security pass and vehicle entry permit, if required, from the entrance guard house before he is permitted to enter the development area. The security pass or vehicle entry permit shall only be given to the visiting guest after the parcel proprietor has confirmed with security at the guard house that he is expecting the visiting guest. – to be revised

4. Cleaning

A professional cleaning company will be engaged to carry out the cleaning of the common areas of the Apartment. The Company will deploy the necessary manpower to carry out the works daily.

5. Pest Control

The control and extermination of pests will be carried out monthly and fumigation will be carried out bi-monthly to the common areas by a professional pest control company. Routine services will be conducted on monthly basis.

6. Refuse Disposal; Additional By-Law 5

With regard to refuse disposal, we would like to advise all residents to ensure that all rubbish is contained in suitable plastic bags before disposing them to ensure smells from decomposing refuse will be minimized.

Residents are also advised not to leave bulky items such as old furniture or renovation debris at the refuse compartment or any of the common areas. The disposal of such items will be the responsibility of the residents' contractors. If this is not done, the Management may engage other contractors to do the work and the cost will be charged to the residents or proprietors.

7. Car Park; Additional By-Law 7

The issue and use of the car park label/motorcycle pass is subject to the terms and conditions of the Additional By-Laws as approved by the Management Corporation of Straits View as per the Strata Titles Act 1985, a copy of which is displayed and available for perusal at the Management Office. Please refer to the Management Office for the current car park labels & motorcycle passes yearly charges.

A parcel proprietor shall not park his motor vehicle in any non-designated (no parking) areas or obstruct driveways, fire hydrant, the porch or pedestrian walkways of the building, otherwise such vehicle may be removed or clamped at the expense of the parcel proprietor or the owner or person in charge of such vehicle.

Designated car park lots are meant strictly for parcel proprietors and wrongly parked vehicles will be clamped.

A parcel proprietor shall ensure that his visitor park his vehicle only in parking lots designated for visitors.

Any lost label shall only be replaced when supporting documentation is produced. Application for replacement of car parking label should be made on the prescribed form together with the replacement charges at the Management Office.

8. Visiting Guest; Additional By-Law 4.5

Visiting guest must deposit their identification and collect their security pass and vehicle entry permits if required, before entering the compound from the security guard house at the main gate. Verification with residents apartments will be required to be obtained before entry can be allowed.

9. Door Deliveries; Additional By-Law 4.4

For control purposes, residents are requested to inform the security office of any arrangement for door deliveries. All door delivery personnel must also obtain security pass from the guard house.

10. Renovation Work Additional By-Law 6 (a)

Only qualified renovation contractors will be allowed to enter the Apartment for the purpose of control and safeguarding the interest of all the residents.

Unauthorized or non-qualified sub-contractors will not be permitted to carry out renovation works in this Apartment.

11. Specific Exclusion Additional By-Law 6 (d)

Maintenance of fixtures, fittings and furnishings etc inside individual unit is not a responsibility of the Management. Unit proprietors are advised to engage independent contractors personally whenever such problems arise.

12. Standard Design of Grille Additional By-Law 6 (e)

To improve security to the units, standard design of grille & colour is allowed for installation at the windows, balcony sliding doors and rear utility opening. Please refer to the Management Office for the said design and locations. If design & colour of grille defers from the standard approved design, contractors would not be allowed to enter the apartment.

RULES GOVERNING APARTMENT LIVING

Rules and regulations are necessary to ensure a properly maintained and managed apartment. They are implemented to regulate the social behaviour of residents and occupants, both in the Apartment and on the common property. In order to maintain harmony and pleasant living, every owner and occupant should make it a point to know the rules and regulations herein, to abide by them and to encourage others to do likewise.

These Rules And Regulations are Compiled and Comply with The Strata Titles Act 1985, Third Schedule By-Laws, Additional By-Laws and The Strata Management Act 2013 Act 757

DO'S AND DON'TS

1. **Every proprietor/resident/occupant shall NOT :**
 - 1.1 install any television antenna on the roof top, at the common corridor, at any part of the building, balcony, veranda and/or any external part of the unit without the prior written consent of the Management. **Additional By-Law 8(a);**
 - 1.2 permit anything to be done or stored that will become a fire or other safety health hazard, thereby causing any fire and public liability insurance policy of the building to become void or voidable, or the rates of the insurance premium of the building to be increased; **Additional By-Law 8(b);**
 - 1.3 store or allow to be stored any personal property in the common areas of the buildings; **Additional By-Law 8(c);**
 - 1.4 use or store any inflammable chemical, liquid etc, other than those used for domestic purpose, or any such chemical, liquid etc. **Additional By-Law 8(d);**
 - 1.5 in any way encumbers with boxes or otherwise keep or leave any article or thing belonging to him or discarded by him in any part of the staircases or other common areas or permit the placing or parking of bicycles and other wheeled vehicles which may obstruct or are likely to obstruct the common areas in the Apartment; **Additional By-Law 8(e);**
 - 1.6 cause and/or allow to be clogged sinks, baths, lavatories, cisterns, water pipes and/or soil pipes in the unit and/or in the buildings; **Additional By-Law 8(f);**

- 1.7 permit anyone to deface or cause damage or to use as a playground the lifts, lobbies, common corridors, staircase, walls, pedestrian-ways in the front areas of the building and/or any other common property in the building; **Additional By-Law 8(g)**;
- 1.8 place any objects into the refuse compartment without placing and securing them in suitable plastic bags (for environmental health reasons) or dispose any large object into the refuse compartment that may cause obstruction or a fire in the refuse compartment; **Third Schedule By-Law Strata Titles Act 1985 Part II 6(c), Additional By-Law 5 (a) (b)**;
- 1.9 damage the grass areas, flower beds, garden, trees, footpaths, drains or any part of the building by vehicles, machines or tools or objects of any description; **Additional By-Law 8(h)**;
- 1.10 allow to keep any animals within his unit or the common areas including lifts, passages, lobbies, swimming pools, etc which may cause nuisance or annoyance to others; **Third Schedule By-Law Strata Titles Act 1985 Part II 6(d)**;
- 1.11 cook in the common areas of the buildings other than in the designated areas (if any); **Additional By-Law 8(j)**
- 1.12 used the lobby or any other common areas of the building for any private or public functions without the prior written approval of the Management; **Additional By Law 8(k)**
- 1.13 allow any washing of clothing or other articles to be hung or exposed at the common areas within the building as well as from the windows, balconies, veranda and/or any external part of the unit thereby affecting the general facade of the building; **Additional By-Law 8(l)**
- 1.14 make undue noise which would interfere with the peaceful enjoyment of others in any parcel or on the common property; **Additional By-Law 8(m)**
- 1.15 use languages or behave in a manner likely to cause offence or embarrassment to other using the common property; **Additional By-Law 8(n)**
- 1.16 make any alteration or additions to the windows or doors or any structure that forms part of or adjoins the common property; **Additional By-Law 8(o)**;
- 1.17 mark, paint, drive nails or screws or otherwise damage or deface any structure that forms part of the common property; **Additional By-Law 8(p)**;

- 1.18 park vehicles in non-designated (no parking) areas or obstruct driveways, fire hydrant, the porch or pedestrian walkways of the building. The designated car part lot is meant strictly for residents. Wrongly park cars will be clamped. Residents shall ensure that their visitors park only in such lots as are designated for visitors; **Additional By-law 7(a),(c):**
- 1.19 park heavy commercial vehicles within the compound without the prior written approval of the Management and in the event such written approval is granted, such vehicle are to be parked only in the designated areas; **Additional By-Law 7 (b),(d):**
- 1.20 put any signboards, advertisements, notices and/or other letterings on any part of the building without the prior written consent of the Management. **Additional By-Law 8 (q)**
- 1.21 use or permit his parcel to be used or any purpose other than for residential and dwelling purpose contrary to the terms of users of the lot shown in the plan as approved by the competent authority; **Additional By-Law 8 (r):**
- 1.22 use his parcel as a mess or gambling den or for any purpose which may be injurious to the reputation of the subdivided building or for a purpose as to cause a nuisance or danger to any other proprietors. The Management reserves the right to call in our enforcement units or relevant authorities to check on parcels suspected of using for unlawful purposes and detained such person(s) involved in such activities; **Third Schedule By-Law Strata Titles Act 1985 Part II 6.(a) and Additional By-Law 8 (s):**
- 1.23 carry out any funeral wake or related activities in any part of the common areas or the building; **Additional By-Law 8 (t)**
- 1.24 only cargo lift should be used for hard transporting materials that will cause scratches or damages to the floors or lifts; **Additional By-Law 6(f)**
- 1.25 place cartons or boxes on the entrance or lift lobby or other floors; **Additional By-Law 8(u)**
- 1.26 alter or cause to be altered the common property or any part thereof or alter or remove any furniture, fixtures, fitting or furnishings on any common property from its original location; **Additional By-Law 8(v):**

2. **Every proprietor/resident/occupant shall :**
- 2.1 permit the Management and its Agents at all reasonable times and on reasonable notice being given (except in case of emergency when NO notice is require) to enter his parcel for the purpose of : **Third Schedule By-Law Strata Titles Act 1985 Part 1 section 2.(1a);**
- 2.1.1 inspecting the unit; **Third Schedule By-Law Strata Titles Act 1985 Part 1 section 2. (1a)(1);**
- 2.1.2 maintaining, repairing and renewing screws, pipes, wires, cables and ducts use or capable of being used in connection with the enjoyment of any other parcel or the common property. **Third Schedule By-Law Strata Titles Act 1985 part 1 section 2 (1a)(2);**
- 2.1.3 maintaining, repairing or renewing the common property. **Third Schedule By-Law Strata Titles Act 1985 Part 1 section 2 (1a)(3)**
- 2.1.4 executing any work or doing any act reasonably necessary for or in connection with the performance of its duty or the enforcement of these rules and regulations affecting the building; **Third Schedule By-Law Strata Titles Act 1985 Part 1 section 2(1a)(4);**
- 2.2 forthwith carry out all work ordered by any competent public or authority in respect of his parcel other than such work for the benefit of the building generally and pay all assessment charges and outgoings which are payable in respect of his parcel; **Third Schedule By-Law Strata Titles Act 1985 Part 1 section 2(1b)**
- 2.3 repair and maintain his parcel and keep it in a state of good repair, reasonable wear and tear and damage by fire, storm, tempest or act of god excepted, maintain his parcel including all the sanitary fittings, water, electrical and air-conditioning pipes and apparatus in a good condition as not to cause any annoyance to others; **Third Schedule By-Law Strata Titles Act 1985 Part section 2(1c) 10(b)(iii)**
- 2.4 use and enjoy the common property in such a manner as not to interfere unreasonably with the use and enjoyment thereof by other proprietors or their families or visitors; **Third Schedule By-Law Strata Titles Act 1985 part 1 section 2(1d);**

- 2.5 notify the Management forthwith of any changes in the proprietorship of his parcel or of any other dealing with his parcel of which he is aware; **Third Schedule By-Law Strata Titles Act 1985 Part 1 section 2(1g)**;
- 2.6 when involved in any pounding of chillies or other substances for cooking purpose to ensure that the part of floor on which the activity is carried out is covered to an extent sufficient to prevent the transmission of noise at a level likely to disturb others; **Additional By-Law 10(a)**;
- 2.7 take all reasonable steps to ensure that a child when playing on a common property does not cause any damage to the common property or creates any noise likely to disturb others; **Additional By-Law 10b)(i)**;
- 2.8 keep clean all glass windows and doors on the boundary of his parcel, including so much thereof as is part of the common property; **Additional By-Law 10(b)(ii)**;
3. In the event that contractors are engaged for carrying out any works in his unit, be responsible for ensuring that any working materials and/or debris are promptly removed from the building and the common areas be kept clean. Construction materials and wastes are not allowed to be thrown into the refuse compartment; **Additional By-Law 6(b)**
 - 3.1 ensure that no contractor or himself shall use the common or car parking space as a working area. As such work must be done inside the unit; **Additional By-Law 6(c)**
 - 3.2 abide by and comply with all the Rules and Regulations and any other rules imposed by the Management for the use of the building's facilities and ensure that his visitors, tradesmen or contractors do so as well;
 - 3.3 take all reasonable steps to ensure that his invitees do not behave in a manner likely to interfere with peace and quietness & tranquillity enjoyed by others in the compound; **Additional By-Law 10(b)(iv)**
 - 3.4 ensure that his visitors/chauffeurs do not announce their arrival by sounding their car horns in a manner as to cause disturbances or annoyance to other residents; **Additional By-Law 10(b)(v)**

- 3.5 ensure that no potted plants or any other objects are placed dangerously on balconies where they can fall and cause bodily harm to persons below; **Additional By-Law 10(b)(vi)**
- 3.6 ensure that no private functions or gathering shall be held in any common and/or recreational area without the prior written approval from the Management; **Additional By-Law 10(b)(vii)**
- 3.7 ensure that only the designated lift is used for transportation of furniture and other heavy and bulky objects; **Additional By-Law 4.(4d)**
- 3.8 ensure that no private functions or gathering shall be held in any common and/or recreational area without the prior written approval from the Management; **Additional By-Law 10(b)(vii)**
- 3.9 ensure that the covenants as expressed in the Deed of Covenants signed between the Original Proprietor (vendor) and the proprietor/s (the purchaser/s) are observed. Not in By-Laws Remove?
- 3.10 Where trolley is needed for the transport of goods, such trolley used must have rubber wheels and without sharp edges; **By-Law 4.4(e)**
- 3.11 Exercise care when transporting goods through lifts or common properties. **By-Law 4.4(f)**
- 3.12 In the event of any violation of these rules and regulations, the residents responsible shall make good and/or compensate for the loss and/or damage caused, to the satisfaction of the Management; In the event that the Management has to engage any legal counsel to enforce any of these rules and regulations and any other rules, or is required either by itself or by engaging contractors to carry out any rectification or remedial works necessitated by the failure on the part of resident to comply herewith (and the Management reserves such right to do so if any resident fails to rectify or remedy any default on his part in complying with any of these Rules and Regulations within seven (7) days of notification by the Management), the Management is entitled to claim and be compensated in full for all costs incurred including any legal fees charged by the solicitor so for this purpose. **Strata Titles Act 1985 section 44;**

RULES & REGULATIONS ON ADDITION & ALTERATION WORKS

Additional By-Law 6.

1. Before any work is carried out by the Proprietor, for any addition and alteration works, the Proprietor or Occupant is to submit for the consideration of the Management, the requisite approval from the relevant authorities where such is required by law. The relevant authorities include but shall not be limited to the Majlis Bandaraya Johor Bahru (MBJB), Telekom, Tenaga Nasional Berhad, etc. **Additional By-Law 6. (f),(n),(i);**
2. Plans for the renovation works are to be submitted to Management for approval & record purposes before the commencement of such works. **Additional By-Law 6.(g);**
3. The Proprietor or Occupant shall ensure that the works to be carried out will not in any way affect the structure of the premises or the common property nor will it in any way cause any nuisance to any other Proprietor or Occupant. **Additional By-Law 6.(h);**
4. The proprietor or Occupant shall keep the Management advised on all installations, additions and alteration works to the electrical systems which include but shall not be limited to the air-conditioning systems. **Additional By-Law 6.(i);**
5. The Proprietor or Occupant and the contractor also undertake to indemnify the Management against any legal proceedings or suits arising from such works regardless of whether or not negligence of the Proprietor, contractor or any of their servants or agents and irrespective of whether the plans have been approved by the Management or local authorities. **Additional By-Law 6.(j);**
6. In the application for the said works to be carried out, the Proprietor Occupant and contractor undertake to abide by and be subjected to the terms and conditions in the indemnity in the application form. **Additional By-Law 6.(k)**
7. Any additions and alterations allowed by the Management shall be subject to an undertaking signed by the Proprietor or Occupant to be fully responsible for any or all damages arising from such works. **Additional By-Law 6.(l);**
8. Precaution should be taken against damaging the common properties which include but limited to the concealed electrical wirings sanitary piping and the floor slabs. **Additional By-Law 6.(m);**

9. A Proprietor or Occupant SHALL NOT at any time:-

- 9.1 make any structural alterations in or additions to his unit or anywhere in the apartment hereinafter referred to as "the Building" without the prior written approval of the Management.

The Management reserved the right to demolish or make good all such unauthorised alterations or additions after giving seven (7) days' written notice to the resident concerned requesting him to remove all such unauthorised alterations or additions. All cost incurred in such demolition, making good and/or removal of any unauthorised alterations or additions will be borne by the residents. **Additional By-Law 6.(n)(i);**

- 9.2 erect any structure or make any alterations to any external part of any unit without the prior written consent of the Management. **Additional By-Law 6.(n)(ii);**

- a. make any alterations to the windows installed in the external walls of the subdivided building without having obtained the written approval of the Management. **Additional By-Law 6.(n)(iii);**
- b. make any alterations or additions to any balcony of his parcel without the approval in writing of the Management. **Additional By-Law 6.(n)(iv);**
- c. Hack all beams, slabs and columns. **Additional By-Law 6.(n)(v);**
- d. Raise existing floor level e.g. to split the level of any portion of the existing floor either by adding concrete platform and/or timber platform. **Additional By-Law 6.(n)(vi);**
- e. Install awnings or other sun-shading devices/projections outside the unit. **Additional By-Law 6.(n)(vii);**
- f. Make any alterations to the existing refuse compartment. **Additional By-Law 6.(n)(viii);**
- g. Brick up or block up service ducts and/or pipes. **Additional By-Law 6.(n)(ix);**
- h. Install iron grilles at the common corridor or staircase landing outside the entrances of each lot. **Additional By-Law 6.(n)(x);**
- i. Re-locate door and windows. **Additional By-Law 6.(n)(xi);**

- j. Lay any type of flooring outside the unit e.g. on common lobby/corridor area or staircase landing just outside the entrance of each unit. **Additional By-Law 6.(n)(xii)**
 - k. Allow any pneumatic drilling. **Additional By-Law 6.(n)(xiii)**
 - l. In altering or removing existing water closets, pedestal pan and wash basin, precaution should be taken against damaging the floor slabs and to ensure that water proofing be properly done. Proprietors or Occupants shall be responsible for any damages or leakages down to the lower floor, which may arise from their renovation works. **Additional By-Law 6.(o)**
 - m. To carry out work solely during working hours i.e. 9.00 am to 5.00 pm during Monday to Friday and 9.00 am to 1.00 pm during Saturday. No work is to be carried out on Sunday and Public Holiday. **Additional By-Law 6.(p)**
 - n. To ensure the adequate disposal of all debris. In clearing the debris, the contractor undertakes to place them in gunny or plastics bags (to be provided by the contractor). The contractor undertakes to remove daily all debris from the premises. Disposal of debris through the waste pipe or rubbish compartments is strictly prohibited. **Additional By-Law 6.(q)**
10. In the event the debris is not cleared or any of the common property is damaged, the Management reserves the right to remove the debris and to affect repairs and the cost of such removal or repairs shall be deducted from the deposit. Provided that nothing therein is to be construed as limiting the liability of the contractor, the Management reserves the right to claim for the full cost of the removal and repairs. **Additional By-Law 6.(r)**
- 10.1 All building materials brought on site and debris are to be deposited at the designated spot at the premises. Where so required by the Management, the building materials and debris shall be placed in approved trolleys. No materials are to be stored/left in the common area. **Additional By-Law 6.(s)**
 - 10.2 Only one lift may be used for removal purposes. **Additional By-Law 6.(t)**
 - a. To ensure all common areas, lift cars and passages ways are cleaned daily (including sweeping and mopping). **Additional By-Law 6.(u)**

- b. If the said deposit is insufficient to cover the full cost of the removal of debris and repairs, then the Management reserves the right to recover the full costs of the removal and repair from the proprietor/tenant. **Additional By-Law 6.(v);**
- c. The contractor must be accompanied by the nominated person-in-charge. **Additional By-Law 6.(w);**
- d. Mover's vehicle must not obstruct other vehicles when parked in the car park. Such vehicles are not to be parked within the estate during the night. **Additional By-Law 6.(x);**
- e. Movers must not obstruct movement or deposit furniture or other items in any place other than what was designated by the Management. **Additional By-Law 6.(y);**
- f. To ensure compliance, the Proprietor or Contractor shall place a refundable deposit of RM1,000.00 or such amount as may be determined from time to time. This is to be by cheque drawn in favour of the Management. Subject to satisfactory compliance with the terms herein, the said sum will be refunded free of interest. Before the release or return of the said sum, the Management must be satisfied that all debris removed, no complaints have been received from any occupier and that no damage had been caused in the common property. In this regard, the proprietor shall inform the Management when the renovation work is completed so that a joint inspection can take place. **Additional By-Law 6.(z);**

RULES AND REGULATIONS FOR THE USE OF RECREATIONAL FACILITIES

Additional By-Law 11

1. The recreation facilities are for the exclusive use of residents and their guests. The maximum number of visitors/guests each resident may bring in and use facilities shall not exceed four (4) at any one time. No visitors/guests are allowed on Fridays, Saturdays, Sundays and Public Holidays. Owners who let out their unit shall forfeit their privilege, which shall automatically be assigned to their tenants. **Additional By-Law 11(a)**
2. All guests must be accompanied by their host residents. The resident(s) will be responsible for his guests' conduct and behaviour. He must also ensure that his guests observe all rules and regulations. **Additional By-Law 11.(b);**
3. The Management, security personnel or any appointed representative of the Managing Agent may require any person in the recreational area to identify himself or herself. **Additional By-Law 11.(c);**
4. Resident is allowed to book for one games court at any time. No double bookings will be allowed in a single day. Each booking shall be for a maximum of one (1) hour only. **Additional By-Law 11. (d);**
5. Radios, hi-fi equipment, television sets, musical instruments and other like equipment may not be used in or around the recreational facilities area except with the permission of the Management. **Additional By-Law 11.(e);**
6. Guests must be registered at the Guard House, or in the case of resident guests at the Management office and shall be accompanied by the resident throughout the use of the specified facilities. **Additional By-Laws 2.&4.5**
7. Children under twelve (12) year old 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. **Additional By-Law 11.(f);**
8. Residents are responsible for any damage caused to the recreational facilities by them or their guests. Residents must inform the security guard or The Management Staff on any existing damage to the facility or equipment they or their guests are about to use, failing which they may be held responsible and liable for such damage. **Additional by-Law 11.(g);**
9. Residents/Guests must be properly attired when using the facilities. **Additional By-Law 11.(h);**

10. 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 any other third person or arising from failure to abide by these rules or for any reason whatsoever. **Additional By-Law 11.(i);**
11. Except for those games and activities for which the facilities were specially intended, no other games or activities (such as football, roller skating, aerobics, skate boarding and horse-play etc. of any sort) will be allowed in or about the recreational facilities or areas. **Additional By-Law 11.(j);**
12. The Management reserves the right to change any rules and regulations as it deems fit. Residents shall be notified at least one week in advance before such changes take effect. **Additional By-Law11.(k);**
13. Any person found breaching the rules shall be required to leave the recreational areas at once and shall be barred from making reservations for a period of four (4) weeks. **Additional By-Law11.(l);**
14. Residents and their guest must abide by all the rules when they utilize the recreational facilities. Each has its own set of rules. **Additional By-Law 11.(m);**
15. All litter must be disposed off in the receptacles provided. **Additional By-Law 11.(n);**
16. Not to use the recreational facilities in such a manner or for such a purpose as to cause nuisance or danger to other residents or injurious to the reputation of the apartment. **Additional By-Law 11.(o);**
17. Legal or disciplinary action will be taken against anyone found vandalising, defacing, damaging or otherwise abusing the facilities. **Additional By-Law 11.(p);**

RULES & REGULATIONS ON THE USE OF THE SWIMMING POOLS

Additional By-Law 12

1. The pools are opened for use daily, from 0700 to 2200 hours, except when they are being closed for cleaning or maintenance. **Additional By-Law 12.(a);**
2. The maximum number of visitors/guests each resident may bring in shall not exceed four (4) at any one time. No visitors/guests are allowed on Fridays, Saturdays, Sundays and Public Holidays. **Additional By-Law 12.(b);**

3. All persons must shower BEFORE entering the pool. Spitting, spouting, nose-blowing and the like shall not be permitted in the pool. **Additional By-Law 12.(c);**
4. The visitors/guests may only use the swimming pool when accompanied by the Resident who shall ensure that they will abide by and comply with the rules and regulations contained herein. **Additional By-Law 12.(d);**
5. NO footwear, food or beverage shall be permitted in the immediate vicinity of the pool. Smoking is also not allowed. **Additional By-Law 12.(e);**
6. Persons suffering from infections or communicable diseases MUST NOT use the pool to avoid spreading of such disease to another party. **Additional By-Law 12.(f);**
7. In the interest of safety children under twelve (12) should not be allowed to use the swimming pool unless accompanied and supervised by responsible adult. Parents are reminded that no lifeguard is provided. **Additional By-Law 12.(g);**
8. All persons are required to dry themselves before leaving the pool area and changing rooms. No person wearing a dripping wet bathing suit shall go beyond the pool and changing room area. **Additional By-Law 12.(h);**
9. Residents and the guest entering the pool must be properly attired in swimming apparel. **Additional By-law 12.(i);**
10. Surfboard, Scuba gears, inflatable Rafts, boats etc are not permitted in the pools. **Additional By-Law 12.(j);**
11. Water sport of any kind is NOT ALLOWED in the pool. **Additional By-Law 12.(k);**
12. Persons using the pools MUST NOT carry out any activities that may cause annoyance, disturbance or injury to other users, or cause damage to the equipment and installations at the swimming pool area. **Additional By-Law 12.(l);**
13. Cycling, Roller-skating, Frisbee playing and other similar activities shall not be permitted in the swimming pool compound. **Additional By-Law 12.(m);**
14. All persons are advised to leave the pool during heavy rain and thunderstorms. **Additional By-Law 12.(n);**

15. No coaching lessons shall be conducted in the pool without prior consent of the Management. **Additional By-Law 12.(o);**
16. No poolside furniture (if any) shall be removed from the pool area. Poolside furniture (if any) may not be reserved. **Additional By-Law 12.(p);**
17. The Management accepts no responsibility or liability for any loss or damage to any personal property or injury or death from any cause whatsoever as a result of using the pool and related facilities. **Additional By-Law 12.(q);**

RULES & REGULATIONS ON THE USE OF THE BARBEQUE PITS

Additional By-Law 13.

1. The facilities may be reserve for use ONLY by residents. The barbeque pits may be reserved for use during 1100 hours to 2200 hours. **Additional By-Law 13.(a);**
2. An application form must be completed and submitted to the Management with the payment of a non-refundable cleaning fee of RM50.00 and a refundable deposit of RM250.00. **Additional By-Law 13.(b);**
3. Booking must be made 2 days in advance on first-come first-serve basis. Cancellation of booking shall be made before the actual scheduled date, failing which the management reserves the right to forfeit the deposit hereunder mentioned. **Additional By-Law 13.(c);**
4. The Management reserves the right to deduct and equivalent sum of monies from the refundable deposit for damage caused and any additional expense incurred in rectifying any such damage caused to the common property or for any irregularities or contravention of the rules and regulations. **Additional By-Law 13.(d);**
5. Food and drinks are not allowed to be consumed at any other areas except to that confined at the barbeque pits only. **Additional By-Law 13.(e);**
6. Users shall ensure that there is minimal noise by the guests and to ensure the good conduct and behaviour of their guests. **Additional By-Law 13.(f);**

7. Users are responsible for the cleanliness of the area. All litter / waste food, etc. shall be disposed with trash bags. In the event of a caterer being engaged, it is the responsibility of the resident to ensure that the caterer follows the instruction strictly. **Additional by-Law 13.(g);**
8. Users should remove the hired chairs and tables, if any, on the following morning, failing which the Management and security reserves the right to remove them. **Additional By-Law13.(h);**
9. No decorations are permitted at the area surrounding the barbeque pits unless with prior permission of the Management. **Additional By-Law 13.(i);**
10. The Management reserves the right to forfeit the refundable deposit and refuse booking by any resident for non-compliance of any of the above rules. **Additional By-Law 13.(j);**

RULES & REGULATIONS ON THE USE OF THE SAUNA

Additional By-Law 14

1. The saunas are opened for use from 1700 hours to 2100 hours everyday, except when they are being closed for cleaning or maintenance. **Additional By-Law 14.(a);**
2. The maximum number of visitors/guests each resident may bring in shall not exceed four (4) at any one time. No visitors/guests are allowed on Fridays, Saturdays, Sundays and Public Holidays. **Additional By-Law 14.(b)**
3. Spitting, spouting, nose-blowing and the like shall not be permitted in the sauna. **Additional By-Law 14.(c);**
4. The visitors/guests may only use sauna when accompanied by the Resident who shall ensure that they will abide by and comply with the rules and regulations contain herein. **Additional By-Law 14.(d);**
5. NO footwear, food or beverage shall be permitted in the immediate vicinity of the sauna. Smoking is also not allowed. **Additional By-Law 14.(e);**

6. Children aged twelve (12) years and below shall not be allowed in the sauna. **Additional By-Law 14.(f);**
7. Persons using the sauna MUST NOT carry out any activities that may cause annoyance, disturbance or injury to other users, or cause damage to the equipment and installations at the sauna. **Additional By-Law 14.(g);**
8. When NOT to use the sauna
 - 8.1 After consuming alcohol **Additional By-law 14.(h)(i);**
 - 8.2 If suffering from heart or circulatory disease **Additional By-Law 14.(h)(ii);**
 - 8.3 If diabetic **Additional By-Law 14.(h)(iii);**
 - 8.4 Until at least 1 hour after a meal **Additional By-Law 14.(h)(iv)**
 - 8.5 If suffering from migraine attacks **Additional By-Law 14.(h)(v);**
 - 8.6 If suffering from excess fluid retention caused by an inability to perspire **Additional By-Law 14.(h)(vi)**
 - 8.7 If pregnant **Additional By-Law 14(h)(vii);**
 - 8.8 Immediately after exercise **Additional By-Law 14.(h)(viii);**
 - 8.9 If suffering from dry skin, eczema, fungal infections and any other infections disease. **Additional By-Law 14.(h)(ix);**
9. The Management accepts no responsibility or liability for any loss or damage to any cause whatsoever as a result of using the sauna. **Additional B-Law 14.(i)**
10. The Management reserves the right to change the sauna operating hours as and when necessary. **Additional By-Law 14.(k)**
11. The Management reserves the right to close the sauna for maintenance purpose without having to give any advance notice. **Additional By-Law 14.(l)**

RULES & REGULATIONS FOR THE USE OF THE GUEST ROOM

Additional By-Law 15.

1. There are two (2) guests room available and the charges can be obtained from Management Office. **Additional By-Law 15.(a);**
2. Charges are payable in advance for the booking of guests room and is non-refundable. **Additional by-Law 15.(b);**
3. Maximum number guests allowed: 2 persons. **Additional By-Law 15.(c);**
4. The check-in time is 1500 hours and check-out time is 1200 hours on the following day. **Additional by-Law 15.(d);**
5. The applicant shall ensure that the room is used only within the permitted duration. Any extension beyond the permitted duration will be charged accordingly based on availability. **Additional By-Law 15.(e);**
6. The applicant must ensure that noise shall be maintained at a reasonable level. **Additional By-Law 15.(f);**

TERMINOLOGY As Defined by The Strata Titles Act 1985, The Strata Management Act 2013, Additional By-Laws as Constituted By Perbadanan Pengurusan Straits View

“Parcel”	One of the individual units comprised therein a subdivided building which is held under separate strata title.
“Managing Agent”	A person or body who is appointed by the Commissioner under section STA sec. 50, or SMA sec. 86
“Occupants”	Any person on lawful occupation of parcel. This would include any family members of a proprietor, any lessee or tenant or any other person who lawfully occupies a parcel such as the resident’s guest or the owners, or mortgagee who has taken possession of a parcel.
“Resident”	The occupants of a parcel which definitions shall where appropriate include a Proprietor of any person authorised by such Proprietor to occupy the parcel as a tenant or lessee thereof and shall include the members of the family of such occupant. Provided always that the term “member of the family” shall not include guests, servants or agents of the occupants.
“Proprietor”	A person or body for the time being registered as the proprietor of a parcel.
“The Management”	Another terminology for the Managing Agent.
“Unit”	Another terminology for a parcel.
“Common Property”	So much of the lot that is not comprised in any parcel.

VEHICLES PARKING FACILITIES AND PARKING RULES

Additional By-Laws 2, 3 & 7.

VEHICLES PARKING RULES

- a. A designated parking lot shall be assigned to every condominium for the use of the owner resident or his tenant-resident. On no occasion shall any resident park his vehicle in any other parking lot or any other area other than in his designated car park lot (applicable to 1st car park label holders at TSV Condo only).
- b. Car park labels or motor cycle passes are issued to resident owners and resident tenants only where they provide supporting documents to prove the relationship between the vehicle owner and the resident owner or resident tenant as the case may be. Vehicles deemed by the Management to be heavy vehicles shall not be considered for car park labels.
- c. All resident's vehicles must be registered with the Management Office. Only vehicles with the labels issued by the Management and prominently displayed on the windscreen can be parked in the car park lot assigned for that particular parcel (for cars). Subject to the availability of the parking lots, additional labels/ motorcycle passes required shall be issued at the sole discretion of the Management at the following rates.
- d. Owners who have rented/leased their units and who are therefore non-resident owners are not entitled to the use of the designated car park or motorcycle parking lot. Non-residents owners who have earlier registered their vehicle with the Management on or before the date of the commencement of the tenant's occupation of the condominium shall surrender the parking labels/passes to the Management on or before the date of the commencement of the tenant's occupation of the condominium. A replacement label shall be issued to the resident tenant upon application by the tenant resident provided always the earlier issued label/pass has been returned to and received by the Management.

Any withdrawal of authorisation or termination of tenancy will render any passes in respect of the authorised resident's vehicle label to be void/invalid with immediate effect.

- e. Each vehicle label/pass shall have the vehicle registration number written on it. Any unauthorized alteration to the number written may cause it to be rendered invalid at the discretion of the Management.

- f. The first parking label issued in respect of a condominium shall be issued gratis. THE CAR PARK LABELS ARE NON-TRANSFERABLE, NON-REPLACEABLE AND NON-REFUNDABLE.
- g. If the registered user of a parking label/pass wishes to transfer parking rights from one vehicle to another vehicle (eg; when replacing a car) he/she shall return the original label issued and apply for a new label in accordance with the procedures set out herein. A new label shall be issued in exchange for the old one at a fee to be determined by the Management.
- h. Vehicle parking labels issued to persons other than the registered owner who has ceased to reside at the condominium will automatically become null and void/invalid.
- i. Lost parking labels of vehicle passes may be replaced upon submission of a copy of a Police report reporting the loss of the vehicle. Parking label which is lost together with the vehicle, may be replaced on terms upon submission of a police report reporting the loss of the vehicle. The lost label/pass shall be rendered invalid. No replacement will be entertain by the management in any other instances in respect of loss/misplacement of vehicle labels.
- j. Lost parking labels of vehicle passes may be replaced upon submission of a copy of a Police report reporting the loss of the vehicle. The lost label/pass shall be rendered invalid, failing which the Management would not consider it a loss vehicle.
- k. New car park labels/motorcycle passes shall be issued at such times as decided by the Management. During a re-issue exercise, fresh applications shall be required for all vehicles holding parking labels/passes. After the re-issue exercise and on a date specified by the Management, the "old" labels/passes shall be rendered invalid and vehicles bearing such outdated labels/passes shall not be allowed to entry.
- l. Owners and tenants are responsible for ensuring that their visitors abide by the rules stated herein and are requested to advise their visitors not to park in the assigned lots meant for individual condominiums.
- m. Vehicles without valid parking labels/passes shall not be allowed to enter the Straits View premises.
- n. Visitors are not allowed to park their vehicles overnight at the Straits View unless prior written notice has been given to the Management and formal approval received from the Management.

- o. Vehicles found parked in the wrong location or on areas not intended for parking or which in the opinion of the Management are causing/likely to cause obstruction are liable to be clamped or towed away. The vehicle owners concerned shall bear an administrative charge to be attended by the management for the removal of the wheel clamp. In the event the vehicle is towed away, the vehicle owner shall bear all towing charge incurred in addition to an administrative charge. The Management takes no responsibility for any damage to the vehicle/wheel rims caused by reason of fitting/removing of the clamp or by reason of the vehicle being towed. Any storage charges incurred shall be at the vehicle owner's expense.
- p. All vehicles driven and/or parked in the Straits View shall be at the owner's own risk. The Management shall not be liable/responsible for any theft, loss or damage or other misdemeanour whatsoever to any vehicle parked in its designated lot or brought into the Straits View and/or its car parks howsoever arising and/or its content.
- q. Registered car park label holders shall wash their registered vehicles only at washing areas designated for such purpose.
- r. The road and parking lots in the Straits View shall not be used for the purpose of teaching/learning to drive/park.
- s. Except for minor repair work, no repair work shall be permitted in the car park or designated parking lot repair work that involves excessive noise or spillage of oil/dirt is deemed not to be "minor" in nature.
- t. No commercial vehicle such as vans are allowed to be parked in the compound unless with the approval of the Management. Other vehicles such as cranes, road tanker, container, trailer etc are not allowed to park in the compound or on the roadside area immediately next to the entrances.
- u. Vehicles and machinery like skid, forklift, generator, welding machine, air compressors, lifting equipment etc shall not be allowed entry into the compound unless prior written approval from the Management is obtained.
- v. Residents are reminded that flouting of traffic rules and/or the abuse of car park/motor cycle park privileges and/or use may, at the Management's discretion, lead to the suspension/withdrawal of their car park/motor cycle park privileges for such periods as shall be determined by the management.
- w. The Management shall not be liable for any injury whatsoever or howsoever caused to any person at the Straits View and/or its car park parks/motor cycle parks.

- x. All vehicles entering or leaving the Straits View are to strictly observe the check-in/check-out procedures at the boom as laid down by the Management.
- y. These rules shall be reviewed and amended by the Management when deem necessary and such revised rules become effective upon giving two (2) weeks notice.
- z. Other terms and conditions under clause 4 in the Deed of Covenants between the Original Proprietor (the Vendor) and the proprietors (the Purchaser/s) shall be applicable.

APPLICATION RULES FOR A CAR PARK LABEL/MOTOR CYCLE PASS

- a. The applicant must be registered proprietor or resident-tenant authorised by the registered proprietor.
- b. The applicant is required when making his/her application for a car park label/motor cycle pass to produce documentary proof ownership of the vehicle and of residence at the Straits View (e.g. Vehicle Owner Registration Book, Company Certificate letter (for company car), Tenancy Agreement (if a resident-tenant), Insurance Certificate etc.)
- c. In the case of tenanted condominiums, registered proprietors are reminded that the “Authorisation of Tenancy” form is required by the Management to be completed and submitted before an application for a parking label by a resident - tenant can be considered. (N.B. This form is available during Management Office hours.)
- d. The Management reserves the right to reject any application at its discretion. Any approved application is also subject to cancellation at the Management’s discretion. The Management’s decision shall be final.

ALL RESIDENTS ARE REMINDED THAT THE PURPOSE OF THESE VEHICLE PARKING RULES ARE TO PROMOTE THE HARMONIOUS OCCUPANCY OF THE STRAITS VIEW, TO PRESERVE THE REPUTATION AND PRESTIGE THEREOF AND TO MAINTAIN THE EXCLUSIVENESS OF CONDOMINIUM LIVING. THE COOPERATION OF ALL REGISTERED PROPRIETORS AND RESIDENTS IN COMPLYING WITH THESE RULES ARE REQUIRED IF THE COMMON FACILITIES PROVIDED AT THE STRAITS VIEW ARE TO BE FOR THE EXCLUSIVE USE OF RESIDENTS ONLY.

GUIDELINES

Welcome to THE STRAITS VIEW

On behalf of the Straits View Management Corporation, we would like to extend to you a very warm welcome to THE STRAITS VIEW. The impressive range of recreational facilities and amenities provided for your enjoyment at THE STRAITS VIEW will make living in your new home a truly pleasurable experience.

This specially written guide about condominium living at THE STRAITS VIEW is to help you or your tenants settle in quickly and enjoy the many recreational facilities, amenities and living comforts that are within your premises. We do hope you will find the information useful.

If you do require any further assistance or information, please do not hesitate to visit us at the Management Office located at the **Pavilion** or call us at 07-3887015. All enquiries, payment for services & water charges and bookings of facilities can be made at the Management Office during the office hour :

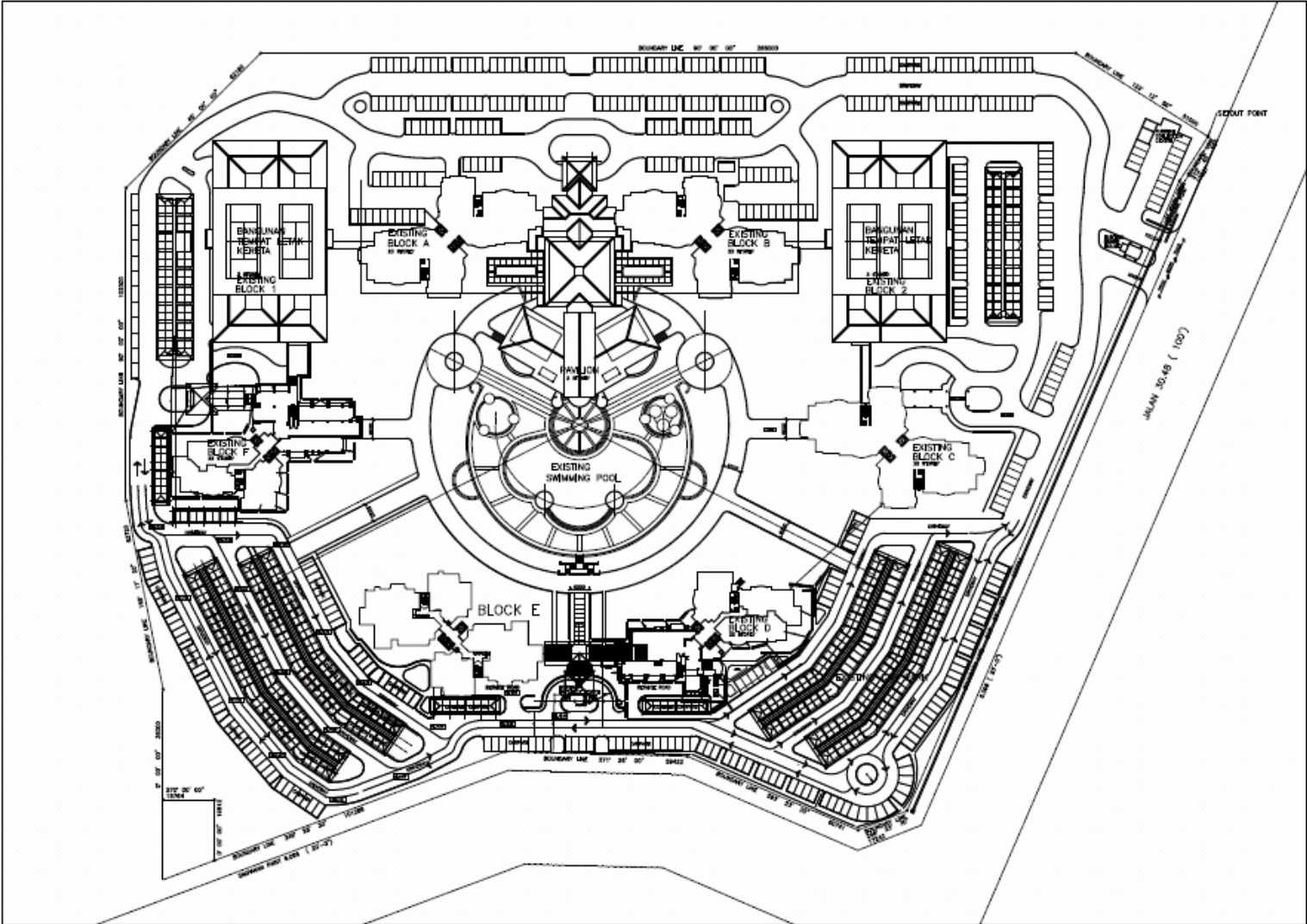
Monday to Friday	9.00 am to 5.00 pm
Saturday	9.00 am to 1.00 pm

Our Management Team will be pleased to provide you with whatever assistance you may require.

Regards

*The Management of
Straits View Management Corporation*

Layout Plan



Facilities

24 HOURS SECURITY

The boundaries and the entrance of THE STRAITS VIEW are manned by uniformed security guards 24 hours a day.

LANDSCAPED GARDEN

THE STRAITS VIEW is specially designed to create an ambience of a tropical holiday resort. As such, all the public areas are carefully laid out to maximise the climatic condition of the site. In keeping with the architectural theme, all the trees have been formally laid out to shade roads and walkways. Lush ground covers, incorporating a great variety of local plants provide a colourful carpet in enhancing the serenity of the environment.

CARPARKS

Each unit is assigned a covered carpark. You are requested to keep to your designated carparking bay.

INTERCOM SYSTEM

There is an audio intercom system by using keyphone to link the guardhouse to your residence. You are required to give your unit telephone number to the Management Office for key-in to the keyphone system. The intercom set located near the living room is meant for intercom between your unit and the main entrance door at the ground floor.

FIRE PROTECTION SERVICE

State-of-the-art fire protection facilities have been incorporated throughout the various building. It is important that you take careful note of the locations of all fire emergency exits, fire hose reels, fire extinguishers and the emergency break glass panels.

LIFTS

There are three (3) passenger lifts, inclusive of one fire lift for emergencies per block. In the event of a fire or any electrical power failure, all lifts will automatically descend to the ground floor level and open their doors. Do not panic if the lifts do not descend immediately during such emergencies as there will be at least one minute interval during the change-over to emergency power.

SWIMMING POOL, WADING POOL AND SPA POOL

An Olympic-sized swimming pool dominates the main deck area and serves as the focal point for the entire estate. Its crystal clear blue water and organic form create a cool soothing environment. This enormous pool together with the equally huge deck area provides an ideal space for various functions such as pool side parties and dinners.

Sun-loungers, tables and chairs complement the use of this space as a tropical resort.

A 450mm deep children's wading pool located adjacent to the main pool serves the younger residents of THE STRAITS VIEW

Three (3) large spas under the shade of palm trees can accommodate up to 10 persons each.

SAUNA ROOM *(Operation hours 1700 to 2100 daily)*

Separate male/female sauna rooms are located inside the changing room at lower ground floor of the Pavilion. For your safety, children under 12 years of age must be accompanied by an adult.

BARBEQUE PITS *(pre booking required)*

There are two (2) large barbeque pits located at the swimming pool deck area. These areas are provided with beautiful timber pergolas to create a sense of privacy for the users.

TENNIS COURTS *(Operation hours from 0700 to 2200 daily based on availability)*

Four (4) tennis courts completed with lighting facilities are provided above the covered carparks located next to Block A & B. No booking required and the availability of courts are based on first-come-first-serve basis.

SQUASH COURTS *(Operation hours from 0700 to 2200 daily based on availability)*

Two (2) squash courts complete with viewing galleries are located at the lower ground floor of the Pavilion.

TABLE TENNIS COURT *(Operation hours from 0700 to 2200 daily based on availability)*

One (1) table tennis court provided for residents located at the games room at Ground Floor of Block D.

BASKETBALL COURT

One (1) basketball court is provided for residents located next to swimming pool. (Remarks : currently closed due to construction works at Block E)

CAFETERIA (Operation hours from 1100 to 2230. Straits View Cafeteria close on Wednesday & Del's Kitchen close on Monday)

The huge cafeteria enjoys a panoramic straits view of Singapore and overlooks the pool deck area.

The dining area together with the adjacent terrace area comfortably seats well over 100 people. With its high ceiling and well-ventilated space, the cafeteria serves as a perfect space for large functions.

GYMNASIUM

A well-equipped gymnasium is located at the lower ground floor level of the Pavilion. The use of this gymnasium is strictly reserved for residents only.

CHILDREN'S PLAYGROUNDS (Parent guidance required)

Two (2) separate children's playgrounds are provided at either side of the swimming pool area. These playgrounds come complete with quality imported play equipments and sand pits.

GUEST ROOMS (Pre booking required)

Two (2) guest rooms provided for residents' guest located at first floor of Block A. Please contact the Management Office should you need to use the rooms.

SEMINAR ROOM / LIBRARY / FUNCTION ROOM (Pre booking required)

One (1) seminar room is located at Block B ground floor for the purpose of business meeting, courses or seminar. Library/function rooms are located at the Pavilion area and these rooms open to a square to enable spill-over activities such as small parties, tuition or art class.

LAUNDERETTE (Open daily)

For your convenience, a launderette is located at the ground floor of Block B. This launderette is managed by an independent laundry operator who will provide you the necessary services.

MINIMARKET (Operation hours from 0930 to 2130 daily, close during lunch hour)

A minimarket providing basic daily requirements is located at the annex to the ground floor of Block A.

SPECIAL NOTES FOR GUESTS USING THE FACILITIES

1. Use of all recreational facilities during weekends & public holidays is restricted to residents only.
2. For weekdays (except public holidays) guests can gain access to the facilities from 9.00am to 5.00pm.
3. Residents are requested to accompany their guests when using facilities.
4. The number of guests is restricted to 2 persons per unit at any one time.
5. Non-residents owners who wish to use the facilities may do so only as guests of their tenants and would have to abide by the rules regarding the use of facilities.

MANAGEMENT OF THE STRAITS VIEW

The Management of The Straits View will be under the professional skills of a Resident Manager and his team. They will attend to all matters concerning the operation of the apartment. This includes the overall maintenance of the common areas and the grounds, such as :-

1. The reading of water meters and issuing of water bills
2. Refuse Collection
3. Gardening and Maintenance of Facilities
4. Supervision of Guards
5. Maintenance of the Common Areas

STANDARD IN-HOUSE RULES FOR THE STRAITS VIEW

To maintain the standard of living at The Straits View, below are some guides for all residents. For details, please refer to the actual In-House Rules & Regulations for house owner which can be obtained from the Management Office.

These Guidelines are intended as a quick reference only and help explain the current legislation covering condominium living.

They should be read in conjunction with The Strata Titles Act 1985, The Strata Management Act 2013 and the Additional By-Laws of Perbadanan Pengurusan Straits View.

Do's

1. Keep the neighbourhood / common area clean.
2. Take care of common facilities and in case of any damage or defect, please report it to the Management Office.
3. Always dispose household garbage in proper garbage bag in refuse chamber located beside your kitchen door.
4. Park vehicles in designated lots only. There are ample parking bays for visitors.
5. Notify Management if apartment is leased out or when moving-in or moving-out for record purpose.
6. Give 24 hours' notice if you intend to move heavy furniture to or out of your apartment.
7. Observe all rules and regulation relating to the use of facilities.

Don'ts

1. Do not obstruct common passage ways with furniture, packages, bicycle and the like.
2. Do not alter the facade of the building (follow the design recommended for door and window grilles).
3. Do not erect a T.V. antenna because a central antenna has been provided.
4. No Pets are allowed.
5. Do not throw anything out of the windows or over the balconies.
6. Do not use washing machines, dryers, vacuum cleaners or any other noisy appliances between 11.00 pm and 7.30 am.

7. Do not keep fire-doors opened. These doors must be kept shut at all times.
8. The apartment is for residential use only and any illegal purpose is strictly prohibited by the law.

SAFETY AND FIRE PREVENTION

1. Do not throw lighted cigarette butts into waste paper baskets or on combustible materials.
2. Switch off cooking gas and oven immediately after use.
3. Do not smoke while in bed.
4. Do not leave anything at the Fire Escape Staircase which would cause obstruction.
5. Do not carry out unapproved electrical extensions or use electrical appliances that are faulty or unapproved.
6. Be aware of the location of the fire alarm, fire escape and fire-lighting equipment and know how to use them.
7. Keep matches, lighters or other similar things out of children's reach.
8. Do not leave combustible materials near sources of heat and fire.
9. Attend the demonstration conduct by the fire & Rescue Department as and when is available.

IN THE EVENT OF FIRE

1. Do not panic
2. Call the guardhouse (telephone no. 07-3887019)
3. Do not use the lift.
4. Use the Fire Escape Staircase to reach the ground floor.
5. If you know the location and source of fire, try to contain or douse it by using fire-fighting equipment. ON NO ACCOUNT should you perform this if it should endanger you or others.
6. If possible or necessary, assist children, the elderly or handicapped persons to safety.

7. Do not waste time trying to remove things from your units. Lock the front door after making sure that everyone has left the unit.
8. On reaching the ground floor, make a head count of all people in your unit at the time. If there should be anyone missing, make a report to the Management or the Fire Brigade personnel immediately.

Useful Telephone Number

The Straits View Management Office

Tel : 07-388 7015, 388 7017, 387 7016

Fax : 07-381 1083

Email : enquiry@sv-condo.com

The Straits View Security Guard Post

Tel : 07-388 7009

TAXI SERVICES

Comfort Taxi	:	07-334 4333
Dian Radio	:	07-351 5151
Mawar Radio Taxi	:	07-235 2020
Public Cab	:	07-241 3111
Saujana Radio Taxi	:	07-238 3508
Limousine Services - Encik Shukor (to Changi Airport, Senai Airport & KL etc)	:	012-770 8917

UTILITIES HOTLINE

MBJB	:	07-228 2525
MBJB Tol Free Line	:	1300-88-0146
SAJ	:	07-224 4040
Telekom	:	100
TNB	:	15454

EMERGENCY NUMBERS

Civil Defence	:	991
Fire & Rescue/Ambulance	:	994
Fire & Rescue	:	07-224 4346
Police	:	999
Police Hotline	:	07-225 6699 07-225 4688
Rakan Cop Hotline	:	07-221 2999
Police Helpline	:	07-223 2222 07-223 2223 07-223 2224 07-223 2225 07-223 2226 07-223 2227 07-221 8999

HOTELS

Grand Bluewave	:	07-221 6666
Hotel Selesa	:	07-332 3999
Mutiara Hotel	:	07-332 3800
Paragon Hotel	:	07-217 5555
Puteri Pacific	:	07-219 9999
The Zon Regency Hotel	:	07-221 9999
Thistle Hotel	:	07-222 9234

HOSPITAL

Hospital Sultanah Aminah	:	07-223 1666
Hospital Sultan Ismail	:	07-356 5000
Johor Specialist Hospital	:	07-225 3000
Puteri Specialist Hospital	:	07-223 3377
Kempas Medical Centre	:	07-236 8999
Regency Specialist Hospital	:	07-381 7700
Columbia Asia Hospital	:	07-233 9999

OTHERS

JPJ	:	07-355 5444
Senai Airport	:	07-599 4500
North-South Expressway	:	1800-88-0000
CIQ	:	1800-88-8855
Johor Tourism Malaysia	:	07-222 3590 07-222 3591
Malaysian Airlines Hotline	:	1300-88-3000
Air Asia Self Helpline	:	03-2171 9333
Larkin Bus Terminal	:	07-224 5182
LTA Singapore for traffic checks at Woodlands & Tuas Checkpoints	:	02-6863 0117
Expressway Monitoring & Advisory System (in case car breakdown in Singapore)	:	02-6225 5582