



THE MANAGEMENT CORPORATION STRATA TITLE NO 2748
NO.14 STIRLING ROAD #01-21 QUEENS (CLUBHOUSE) SINGAPORE 148956
TEL: 6471 1213 FAX: 6471 1516

Our Reference : KFPAM/MCST2748/ECA/JS/111
Date : 16/05/2017

Encroachment of Common Area

Under the By-Laws on the Common Area: "Personal property of any kind may not be placed on or stored in the common area". During the recent site inspections, it was noted that there are several personal items being placed in the common areas [electrical / water / TAS risers/common lift lobbies]. We seek the co-operation of all residents to have ALL items removed.

For safety purposes & Fire Safety Licensing & Enforcement [FSSB] requirements, please remove all unnecessary objects around the entrance of your apartment and in the common aisles. We shall be conducting an Encroachment exercise in due course.

Please take note that you should avoid stacking or storing goods along the common corridors, escape passageways or staircases. When a fire hazard is discovered, an Abatement Notice will be issued to the owner/occupier fails to comply after the reminders, Notice of Composition [NOC] or a fine will be issued by FSSB. Failure to comply with the notice will result in the items being removed by the SCDF and/or court action being taken.

Owner/Tenant may face a maximum fine of up to \$10,000.00 or an imprisonment term of up to six months or both. In the case of a continuing offence, a maximum fine of \$500 may be imposed on the offender every day till conviction.

Furthermore, the repair and repainting works is now in progress. Items not removed may render the area around the objects being unpainted and an additional cost may be imposed upon you for the further touch up work. We may allocate manpower to remove your items and the cost may be levied against you. Moreover, paint, dust, chemical and water may be deposited onto your items or your items may be damaged during handling and we shall not be responsible for any damages.

The Management appeals to all residents to co-operate before any drastic action has to be taken by FSSB.

Kindly remove all items placed in the common areas immediately.

Should you need clarification, please do not hesitate to contact the undersigned at Tel: 6471-1213. Thank you.

For and on behalf of MCST Plan No. 2748



Managing Agent:
Knight Frank Property Asset Management Pte Ltd 160 Paya Lebar Road #05-05 Singapore 409022
Tel: (65) 6848 5678 Fax: (65) 6848 5600 Reg.No. 200007671Z CEA Licence No: L3009602I