

**BADAN PENGURUSAN BERSAMA SCOTT  
GARDEN**



**HOUSE RULES FOR SCOTT GARDEN**  
**(SOHO)**

## TABLE OF CONTENTS

<i>Clause</i>	<i>Page</i>
1.0 GENERAL.....	3
2.0 OCCUPANCY.....	6
3.0 SOLICITING & PROHIBITED ACTIVITIES.....	8
4.0 COMBUSTIBLE MATERIALS & DANGEROUS ITEMS.....	8
5.0 EMPLOYEES OF MANAGEMENT.....	8
6.0 OWNERS'S ENTITLEMENT TO USE THE COMMON PROPERTY.....	9
7.0 COMMON PROPERTY.....	9
8.0 ACCESS CARD.....	13
9.0 FUNERAL AND BEREAVEMENT ARRANGEMENT.....	14
10.0 REFUSE DISPOSAL.....	14
11.0 FIXTURES AND FITTINGS IN COMMON PROPERTY.....	15
12.0 RENOVATION.....	15
13.0 SHIFTING IN AND OUT.....	17
14.0 INSURANCE.....	18
15.0 SPECIAL NOTES.....	19
16.0 FACILITIES (GENERAL RULES).....	19
17.0 SWIMMING POOL.....	20
18.0 GYMNASIUM.....	21
19.0 SAUNA ROOM.....	21
20.0 CHILDREN'S PLAYGROUND.....	22
21.0 BARBEQUE PIT.....	22
22.0 MANAGEMENT OFFICE.....	23
23.0 IMPOSITION OF FINE.....	22
24.0 LAW.....	23

## 1.0 GENERAL

- a) The Scott Garden Soho Occupant's handbook ("hereinafter referred to as the Occupant's Handbook") consists of rules and regulations to regulate the day-to day use and enjoyment by the Occupants of the Development, the Common Property and the Common Facilities. This is to promote and ensure a congenial and harmonious occupation and usage of the premises and its facilities by the Occupants. The Joint Management Body/Management Corporation shall use its best endeavour to preserve the image, character, exclusiveness and value of The Scott Garden Soho, so as to provide maximum enjoyment of the premises and its facilities by the Occupants. Therefore, the Occupants co-operation in due compliance with the rules and regulations in the Occupant's Handbook is very important and would be highly appreciated.
- b) The Occupant's Handbook is formulated to serve as guidelines that govern the occupation and usage of the premises and its facilities. The rules and regulations in the Occupant's Handbook shall bind all Occupants, their guests and visitors.
- c) The Joint Management Body/Management Corporation has the full authority and responsibility for the enforcement of the Occupant's Handbook and the Joint Management Body/Management Corporation may amend the rules and regulations in the Occupant's Handbook from time to time.
- d) Definitions & Interpretations
- "Accessory Parcel" means any parcel which is used or intended to be used in conjunction with the Parcel as defined under the Sale and Purchase Agreement, and shall include the individual Car Park Lot and the air conditioner ledges.
- "Any Other Personnel" shall include contractors, deliveryman, service men, etc.
- "Appropriate Authority" means any governmental, semi or quasi-governmental, local authorities and/or statutory departments, agencies or bodies for the time being authorized under any written law in force in Malaysia to approve amalgamation and subdivision of land, the issue of documents of title, the development of lands, planning

permission of building plans, the issue of a certificate of completion and compliance or its equivalent, the construction of the Development, and to enforce any other laws whatsoever related thereto.

“Car Park Areas” mean all such car parking areas within the Development but excluding the Car Park Lot.

“Car Park Lot” means the individual car parking bay forming part of the Accessory Parcel allotted by the Developer, at its sole and absolute discretion, to the Original Proprietor under clause 2.3 of the Sale and Purchase Agreement.

“Common Facilities” means the facilities located within the Development capable of being used or enjoyed in common by all Occupants including all facilities provided which may from time to time be varied, substituted or offered by the Developer and/or Joint Management Body and/or Management Corporation.

“Common Property” means so much of the Development as is not comprised in the Parcel and in any parcel in the development (including Accessory Parcel), or any provisional blocks or areas reserved as private property of the Original Proprietor and the fixtures and fittings including but not limited to lifts, escalators, refuse compartments, ventilating and air-conditioning systems, riser, utility service rooms, pump rooms, chutes, drains, sewers, pipes, cables, wires and ducts and all other facilities and installations used or capable of being used or enjoyed in common by all the Occupants.

“Deed of Mutual Covenants” means the deed of mutual covenants entered into between the Developer and Original Proprietor to govern and regulate the use and enjoyment of the Parcel, the Common Property and the Common Facilities for the benefit of the Original Proprietor, the Developer and any other proprietor which became the subsequent Owner of the Parcel.

“Developer” refers to Aston Villa Sdn Bhd.

“Development” means the development of the office suites (SOHO Concept), the individual Parcels, the Common Property, the Car Park Lot and the Car Park Areas which are collectively known as The Scott Garden Soho.

“Joint Management Body” means the joint management

body established under the Strata Management Act 2013 (formerly known as Building and Common Property (Maintenance and Management) Act 2007.

“Management Corporation” means the management corporation as defined under the Strata Titles Act 1985.

“Occupant” shall include owners, tenants, lessees, lawful servants or any person occupying the Parcel with or without the consent of the Owner.

“Original Proprietor” shall refer to the respective proprietor, who has entered into the Sale and Purchase Agreement with the Developer to purchase the Parcel in the Development.

“Owner” shall refer to the person or persons who own the legal title to the Parcel.

“Parcel” means the individual parcel of office suite (SOHO Concept) described Deed of Mutual Covenants together with the Accessory Parcel (if any) comprised in the Development.

“Sale and Purchase Agreement” means the sale and purchase agreement entered into between the Developer and the Original Proprietor whereby the Developer agreed to sell and the Original Proprietor agreed to buy the Parcel in accordance with the terms and conditions therein.

“Security Guards” means any persons employed by the Joint Management Body/Management Corporation either directly or through an agent to provide services in patrolling and monitoring to prevent illegal and inappropriate actions, detect signs of intrusion, crime, fire or disorder and ensure security of doors, windows, and gates within the Development.

“Visitors” shall include all invitees, guests, visitors and persons (known or unknown) to the Occupant, who may or may not have obtained the permission or invitation from him Occupant.

## 2.0 OCCUPANCY

### 2.1. Approved use of the Parcel

The Parcel shall be used as an office suite or as permissible and any applicable laws, and must not be used either officially or unofficially as a hostel, warehouse, storeroom, food processing, restaurant, hotel or brothel or for any other businesses or any other purposes (whether it is illegal or otherwise) that may be detrimental to the reputation of The Scott Garden Soho.

### 2.2. Permitted number of Occupants

The permitted number of **Occupants** of a Parcel based on the type of the parcel is as follows:-

<b>Type of Parcel</b>	<b>Number of Permitted Occupants</b>
Type A (775 square feet) Type A1(872 square feet)	4 persons
Type B (1399 square feet) Type B1 (1905 square feet)	7 persons
Type C (872 square feet) Type C1 (1280 square feet)	4 persons

### 2.3. Visitors

- a) Visitors will only be permitted into the Development after the Security Guards have confirmed with the Occupant on the identity of such visitors. All Visitors will be required to provide their particulars and/or deposit relevant documents to the Security Guards, before being permitted to enter the Development.

- b) Occupants are advised to inform the Security Guards of their expected Visitors by furnishing the relevant details beforehand (if possible).
- c) The Occupants shall be responsible to ensure that their Visitors comply with the rules and regulations in the Occupant's Handbook at all times and that their behaviour is not offensive to other Occupants. The Occupants shall be liable for any damages caused by their Visitors.
- d) The Security Guard reserve the right to deny entry to any Visitor who do not comply with the 'Occupant's Handbook'.

#### 2.4. Household pets and livestock

No livestock, pets, birds or any other animal shall be allowed or kept in any part of the Parcel or at the Common Property. The Joint Management Body/Management Corporation reserves the right to remove any pets found within the Development, at the Occupant's expenses.

#### 2.5. Nuisance

- a) All Occupants shall conduct themselves in a manner which shall not cause any nuisance, annoyance or inconvenience to other Occupants and shall not create any noise likely to interfere with the peaceful and lawful enjoyment of the other Occupants.
- b) Radio, TV, Hi-Fi Equipment or other musical instruments shall be operated at a tolerable level, which will not interfere with the peace of other Occupants.
- c) No smoking at all the Common Property and shoes are to be placed within their respective Parcel units.

## 2.6. Parties and Functions

- a) Private parties or functions are limited to the designated pool area, multi-function hall or within a private Parcel unit.
- b) The Occupant wanting to reserve the swimming recreational area or the multi-function hall shall obtain firstly a written approval from the Joint Management Body/Management Corporation.
- c) The charges for the use of the designated pool areas or the multi-function hall for private functions shall be determined by the Joint Management Body/Management Corporation from time to time, and shall be displayed at the notice board.

## **3.0 SOLICITING & PROHIBITED ACTIVITIES**

No soliciting of goods and services, religious, political activities or any illegal, unlawful or immoral activities shall be permitted in the Development.

## **4.0 COMBUSTIBLE MATERIALS & DANGEROUS ITEMS**

Highly combustible and inflammable substances such as petroleum products MUST NOT be kept in substantial quantities above the normal amount consumed by a private Occupant. Substances which will give rise to smoke, fumes or obnoxious smells, explosives or dangerous of any nature (including by not limited to fireworks) MUST NOT be kept, stored or used within the Development or individual Parcels.

## **5.0 EMPLOYEES OF JOINT MANAGEMENT BODY/MANAGEMENT CORPORATION**

- a) No Occupant or Visitor is allowed to use any employee of the Joint Management Body/Management Corporation for any business or private errands.



- b) Employees of the Joint Management Body/Management Corporation are strictly prohibited from accepting any tips, gifts or gratuities from any Occupant or Visitor in return for rendering services or courtesies in the course of performing their regular duties.

## **6.0 OWNERS'S ENTITLEMENT TO USE THE COMMON PROPERTY**

- a) Once a Parcel is rented out, the rights and entitlement to use the Common Facilities is automatically assigned to the Occupants and the Owner is no longer entitled to use these facilities unless invited to do so by his Occupant but, the Owner using these facilities under this circumstances shall not sign in any Visitor to use the Common Facilities.
- b) The Owner must provide the Joint Management Body/Management Corporation with the particulars of their tenants/lessees/licensee.
- c) The Joint Management Body/Management Corporation reserves the right to refuse or reject the enjoyment of the common facilities for unregistered tenants.

## **7.0 COMMON PROPERTY**

### **7.1 No obstruction within Common Property**

- a) The sidewalks, passages, lobbies, staircases, corridors and other parts of the Common Property must not be obstructed at any time or used for any purpose other than their designated use.
- b) The Occupant must not leave or store any goods, furniture, boxes, objects or vehicles on any part of the Common Property that is not designated for that purpose, so as to cause inconvenience or obstruction to others.
- c) Potted plants, motorcycles, bicycles, skate-boards and etc (except wheelchairs) may not be ridden, used, stored or left in any part of the Common Property which may

cause obstruction and restrict the freedom of movement for other Occupants.

## 7.2 Potted plants or other objects

All potted plants shall be placed in containers so as to prevent dripping or leakage of water or soil onto other Parcels or Common Property. Occupants have to ensure that no flower pots (including overgrown plants) or any other things are placed in the balcony or at the exterior of the individual Parcel unit, in a manner that could be hazardous or pose danger or risk to the safety of other Occupants or their Visitors.

## 7.3 Liability for damages to Common Property

The Joint Management Body/Management Corporation shall assess any damages caused to Common Property, and the cost of repairs and/or replacements shall be borne by the Owner.

## 7.4 Exterior façade of the Parcel

- a) The exterior façade of the building shall represent a uniform appearance. Therefore, the Occupant shall not place or not allowed to be place any show-boards, advertisements, placards, name-plates or notice of any description on the external part of the building or the Common Property or in any windows of the Parcel.
- b) Signboards may be placed at the exterior of the Parcel provided the following requirements are complied with:-
  - i. To submit to the Joint Management Body/Management Corporation the format of the signboard for their approval and the Joint Management Body/Management Corporation has the sole discretion on approving the signboard; and
  - ii. Signboard to be placed outside the units shall be made of transparent fibre material and the maximum size of the signboard should be 3 feet in width x 2 feet in height.

- c) The Occupants shall not do anything to the plastic films of the window or affix any material on the interior or exterior side of the windows or do any changes on the original window panes that may change colour or appearance of the window that would affect the uniformity of appearance of the external façade of the office suite.
- d) No grilles of any sort can be affixed on the interior or exterior of the windows of the unit or place any kind of obstruction on the Common Property or stairways or on the Common Facilities and in the event of such affixation or obstruction, the Joint Management Body/Management Corporation has the right to remove the same and all costs pertaining to the removal shall be borne by the Occupant.
- e) Occupants must ensure that items such as clothes, towels, linen or other apparels are not hung or placed in areas that can be viewed from the outside of the Parcel. In particular, such items shall not be hung from the poles that protrude through from roof or window of the Parcel.
- f) No radio or TV antenna or Astro Satellite Disc and like fittings shall be allowed to be attached to or hung from the exterior walls or to protrude through walls, windows, roofs or placed in the balcony.
- g) All nails, screws or similar fasteners used on the external surface of the building should be of stainless steel material, so as to prevent staining of the exterior walls and subject to Joint Management Body/Management Corporation's approval and clause 13 of the Occupant's Handbook.

#### 7.5 Water and electricity

All Occupants and Any Other Personnel are not allowed to utilise tap water and/or electricity from the Common Property.

## 7.6 Elevators/lifts

- a) Smoking, chewing gum, eating and drinking is strictly prohibited in all elevators/lifts. In addition, persons in wet bathing suits are not allowed into the elevators/lifts. Vehicles such as bicycles, motorcycles and other motorised form of transport (except wheelchair) shall not be allowed into the elevators/lifts.
- b) In the event of a power failure, fire or other emergencies, Occupants must not use the elevators/lifts for evacuation. The staircases should be used instead.
- c) Occupants and Any Other Personnel wanting to move big or bulky items shall only utilise the “Lif Bomba” to transport the things and subject to clause 13.0 of the Occupant’s Handbook.

## 7.7 Car Park Lot

- a) The exact location of the Car Park Lot shall be determined at the sole and absolute discretion of the Developer.
- b) The Occupant of the Parcel shall only be allowed to park his or her car at their designated Car Park Lot and not at any other car parking bays.
- c) The Occupant shall not assign or rent out the Car Park Lot to any other persons unless he or she has obtained the Joint Management Body/Management Corporation’s written approval on the assignment.

## 7.8 Car owner’s risk

Car owners shall park their vehicles at their own risk. The Joint Management Body/Management Corporation shall not be held liable for any theft, loss or damage or other misdemeanour to the vehicles and/or their contents.

## 7.9 Motorcycles, bicycles and etc.

Motorcycles, bicycles and other transport vehicles shall be parked at the designated areas for such purpose. On no occasion should these vehicles be left or parked at any other lots or areas.

## 7.10 Inappropriate Parking

All vehicles are to be parked at the respective Car Park Lot allocated for the purpose. Occupant, whose designated Car Park Lot is occupied by another vehicle, are advised to report to the Security Guards immediately. Vehicles, which are inappropriately parked, and/or cause obstruction to other vehicles, or the car is parked in such a way that it hinder the driveway, entry or exit of the building shall be clamped. A minimum administration fee of RM50.00 shall be charged for removing the clamps or alternatively, such vehicle can be towed or removed at the cost of the owner of such vehicle.

## **8.0 ACCESS CARD**

- a) The access card is required to gain entry into the Development via the barrier gate, secured doors and lifts.
- b) The access card is meant for the Occupant's sole usage and must be retained in the care and control of the Occupant at all times.
- c) If the access card is misplaced/lost/damaged, the Occupant is to inform the Joint Management Body/Management Corporation so that the said card can be barred. The same may be replaced upon to the Joint Management Body/Management Corporation of a charge RM100.00 per card at first replacement, RM200.00 for second replacement.

## **9.0 FUNERAL AND BEREAVEMENT ARRANGEMENT**

The Occupants are strictly prohibited from handling any funeral and bereavement arrangements whatsoever in the said Parcel or any part or parts of the Common Property or Common Facilities or Car Park Lots. Such arrangements should be carried out at a funeral parlour of their own respective faith or elsewhere, so as to observe the privacy of other Occupants.

## **10.0 REFUSE DISPOSAL**

- a) The Occupants shall dispose rubbish, refuse, debris, vacuum cleaner bags and debris (waste materials) by sealing it in water proof plastic bags and placed properly in refuse bins provided in each refuse chambers located at each floor. Inflammable material, bulky or glass objects must be carried to the designated refuse collection area(s) and should not be left in the Common Property.
- b) The Occupants must ensure that all such waste materials should be completely drip-free before it leaves the Parcel.
- c) The Occupant shall not permit any waste materials or other materials to be thrown out of the windows, out or over the balconies, at the passage ways of the Development and at the Common Property.
- d) Heavy or bulky objects such as furniture, boxes etc must not be disposed of in the refuse bin or be left near it but, must be removed by the Occupant and dumped at the proper area provided by the local authority outside the compound of the Development. The Occupant shall not throw or put into the designated refuse collection area(s) any article or thing which is likely to cause damage.

## **11.0 FIXTURES AND FITTINGS IN COMMON PROPERTY**

- a) The Occupants shall not alter or remove furniture, fixtures, fittings or furnishing on any Common Property or the Common Facilities from its original or designated locations.
- b) Fire fighting equipment within the Development shall not be tampered with.

## **12.0 RENOVATION**

### 12.1. Notification

- a) Prior to the commencement of the renovations works, the Occupant shall notify the Joint Management Body/Management Corporation in writing together with the renovation plans, ten (10) working days before commencing the said works.
- b) All renovation contractors and Any Other Personnel are to report to the Security Guards before entering the Development.

### 12.2. Working hours

Renovation works shall be restricted to the following days and hours:-

Mondays to Fridays	-	9.00 am to 5.00 pm
Saturday	-	9.00 am to 1.00 pm
Sundays and Public Holidays	-	no works allowed

### **12.3. Security deposit**

- a) Upon obtaining approval from the Joint Management Body/Management Corporation the Occupant shall pay a security deposit in the sum of Ringgit Malaysia One Thousand (RM1,000.00) only, to the Joint Management Body/Management Corporation.
- b) The security deposit shall be paid or made payable to Joint Management Body./Management Corporation
- c) Upon completion of the works, the Joint Management Body/Management Corporation shall inspect the Development, the Parcel and its surroundings for any damages.
- d) The security deposit shall be refunded to the Occupant after the renovation works provided that there is no any damage or breach of any conditions imposed by the Joint Management Body/Management Corporation.
- e) In the event there is any damage or breach of conditions caused by the Occupant's contractor, the Joint Management Body/Management Corporation shall utilise the security deposit to remedy any damages or breach, and the balance (if any) after deductions shall be refunded to the Occupant.

### **12.4. Disposal of rubbish by the contractors**

- a) No rubbish or unwanted materials is to be left by the Occupant's contractor in the Common Property.
- b) The Occupant's contractor shall be responsible to clear the unwanted materials at the Common Property until completion of the works and at all times the contractor shall use their own rubbish bins to dispose of the same.



### **13.0 SHIFTING IN AND OUT**

#### 13.1 Time of moving in/out

Shifting works shall be restricted to the following days and hours:-

Mondays to Fridays	-	9.00am to 5.00 pm
Saturdays	-	9.00 am to 1.00 pm
Sundays and Public Holidays	-	no shifting allowed

#### 13.2 Notification

- a) Occupants shall notify the Joint Management Body/Management Corporation in writing three (3) working days before moving in/out.
- b) All movers and Any Other Personnel are to report to the Security personnel before entering the Development.

#### 13.3 Security check

All movers and Any Other Personnel are to be registered with the Security Guards before entering the Development

#### 13.4 Security deposit

- a) A security deposit in the sum of Ringgit Malaysia Five Hundred (RM500.00) only shall be paid by the Occupant to the Joint Management Body/Management Corporation, seven (7) working days prior to moving in/out.
- b) The security deposit shall be paid or made payable to Joint Management Body/Management Corporation.

- c) The security deposit shall be refunded to the Occupant after moving in/out provided that there is no damage caused to the Common Property.
- d) In the event if there is any damage caused to the Common Property due to the moving in/out, the Joint Management Body/Management Corporation shall utilise the security deposit to remedy any damages and the balance (if any) after deductions shall be refunded to the Occupant.

### 13.5 Usage of Lift

The Occupants shall ensure that only lifts designated as “Lif Bomba” and staircases are used for deliveries, removals and renovation works and by the Occupant’s contractors so as not to cause any inconvenience to other Occupants of the Development.

### 13.6 Disposal of rubbish

- a) No rubbish or unwanted materials is to be left by the Occupant or Any Other Personnel in the Common Property.
- b) The Occupant, the movers or Any Other Personnel shall be responsible to clear the unwanted materials at the Common Property after the moving in/out.

## **14.0 INSURANCE**

Occupants are responsible for their personal belongings and valuables. To preserve their personal belongings, Occupants are advised to take out the appropriate insurance policies against burglary, robbery, fire, vandalism, damage caused by leaks from other units, power surge and for public liability, Occupants are also advised to use surge protectors/voltage regulators for sensitive electrical, as the Joint Management Body/Management Corporation shall not be responsible for such losses/damages.

## **15.0 SPECIAL NOTES**

- a) The Joint Management Body/Management Corporation, its agent and staff shall not be liable in any manner whatsoever for loss of or damage to any property, or injury/death to any person in the Development.
- b) The rules and regulation set out in this Occupant's Handbook shall supersede the Sales and Purchase Agreement and the Deed of Mutual Covenant.
- c) The Joint Management Body/Management Corporation reserves the right to amend, vary or change any or the Occupant's Handbook from time to time as it deems necessary.

## **16.0 FACILITIES (GENERAL RULES)**

- a) To maintain the exclusiveness of The Scott Garden Soho, all Common Facilities are intended for use by Occupants only.
- b) Employees of the Occupants are not permitted to use the Common Facilities unless they are signed in as Visitors on each occasion.
- c) Occupants are permitted to sign in not more than two (2) Visitors per unit of the Parcel.
- d) Occupants must accompany their Visitors when using the Common Facilities.
- e) The Occupants shall be held responsible for any damage caused by their Visitors or by themselves. Any damage caused by the previous user must be reported to the Joint Management Body/Management Corporation immediately, before the commencement of use of the Common Facilities.
- f) Any person found in breach of any of the Occupant's Handbook may be asked to leave the compound of the Common Facilities by the Joint Management Body/Management Corporation.

- g) Whilst the Joint Management Body/Management Corporation shall take every precaution to ensure that the Common Facilities are properly maintained, all Occupants and Visitors shall use the Common Facilities at their own risk. The Joint Management Body/Management Corporation shall not be liable for any injury or damage sustained by the user, or for any loss or damage to their personal property.
- h) The Occupant's Handbook is subject to change without prior notice.

## **17.0 SWIMMING POOL**

- a) The pool is open from 7.00 am to 10.00 pm.
- b) All persons must shower immediately before entering the swimming pool.
- c) Proper swimming attire must be worn at all times by users of the pool.
- d) The maximum number of Visitors per Parcel unit who may use the swimming pool shall not exceed 2 Visitors and shall be accompanied by the Occupant.
- e) The visitors may only use the swimming pool when signed in and accompanied by the Occupant.
- f) No person shall wear hair pins, rollers, safety pin, and other like objects while in the swimming pool.
- g) Surfboards, snorkelling and scuba gear, bulky inflatable toys and similar objects shall not be permitted in the swimming pool.
- h) Children below 12 years and below shall not be allowed in the swimming recreational area unless they are accompanied and supervised by an adult.

- i) No food and beverage shall be permitted in the immediate vicinity of the swimming pool.
- j) Ball sports, Frisbee playing, roller skating and other similar activities shall not be permitted in the swimming recreational area.
- k) No pets, animals or birds shall be allowed in the swimming recreational area.
- l) The Joint Management Body/Management Corporation shall not be responsible for any injury or death howsoever caused to person(s) using the pool.

## **18.0 GYMNASIUM**

- a) Occupants may use the gymnasium from 7.00 am to 10.00 pm.
- b) All users must be appropriately attired.
- c) All equipment is to be used for its intended purpose only. No equipment is to be taken out from the gymnasium.
- d) Children below 12 years are not allowed into the gymnasium.
- e) The Joint Management Body/Management Corporation shall not be responsible for any loss of personal belongings or personal injury sustained or death as a result from the usage of the gymnasium.

## **19.0 SAUNA ROOM**

- a) The sauna room is located at the swimming pool level in Block C of the Development.
- b) No food or drinks are allowed in the sauna room.
- c) Children below 12 are not allowed in the sauna room.

- d) The Joint Management Body/Management Corporation shall not be responsible for any damages, loss of personal belongings or personal injury or death which may arise from the use of the sauna room.
- e) Occupants under the influence of alcohol or any other intoxicating drugs and under medical treatments are not allowed to use the sauna room.

## **20.0 CHILDREN'S PLAYGROUND**

The children's playground is specifically tailored for children below 12 years. All children must be accompanied and supervised by an adult. The Joint Management Body/Management Corporation shall not be liable or responsible for any injury, death and loss or damages, which may arise from the use of the playground.

## **21.0 BARBEQUE PIT**

- a) The barbeque pit may be reserved from 6.00 pm till 10.00 pm.
- b) Reservations for such use may be made at the Joint Management Body/Management Corporation at least one week in advance.
- c) All reservations shall be accepted on first come first serve basis and the Joint Management Body/Management Corporation reserves the right to reject any reservation, if it should inconvenience the other Occupants in any way.
- d) A deposit of RM250.00 payable before a reservation is confirmed.
- e) Occupants using the barbeque pit shall ensure that the surrounding areas are cleared of all refuse. A cleaning charge of RM100.00 will be levied if the area is left dirty.

- f) Occupant hosting the barbeque must ensure that no food or beverages are brought into the immediate vicinity of the swimming pool.
  
- g) The fire in the barbeque pit must be put out at the end of the function.

## **22.0 MANAGEMENT OFFICE**

The Joint Management Body/Management Corporation office is located at Block A Level 5. Any inquiry pertaining to the maintenance of the Common Property and Common Facilities can be directed to the Joint Management Body/Management Corporation office.

## **23.0 IMPOSITION OF FINE**

Any parcel owner, proprietor or other person who is in breach of any part of the by-laws or addition by-laws, each as may be made from time to time, shall be imposed such fine (the amount of which shall be determined by the joint management committee or the management committee) not exceeding RM200 in respect of each occurrence of a breach.

## **24.0 LAW**

The Occupant not to do or permit to be done within the Development anything which will or may infringe any of the laws, by-laws, rules and regulations in force in relation to Strata Management Act 2013 and other Laws of Malaysia.