



welcome home

We are thrilled to have you and hope you enjoy staying in your cosy home!
Here are some helpful tips on the dos and don'ts for you and your flatmates to enjoy your space together.

House Rules



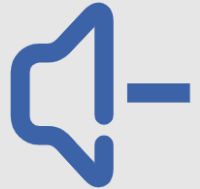
be considerate to flatmates

if you have friends or guests, the visitors are not permitted to stay overnight



no smoking and no pets in the flat

use the building's designated smoking areas



lower your volume

after 10pm on weekdays and 11pm on weekends



light cook only

use the shared kitchen only for light cook, not allowed for oily cook of food



keep common areas clean and tidy

clean your rubbish regularly using the building's rubbish chute or common bin



keep common areas accessible

common areas must be kept clear of personal articles like baggage, bicycles, scooters, etc



keep kitchen clean and sanitary

wash your dishes after using the shared kitchen space and clean up after yourself



report any damage

in the house via our official channel as soon as practical so we can fix it for you



Rational use of home appliances and utility

Avoid misuse of home appliances (e.g., washing machine, A/C, fridge) and abuse of utility, ensure correct and safe usage



欢迎回家

我们非常高兴您的到来，希望您在舒适的屋中度过愉快的时光！
以下有一些有用的注意事项建议，以便您更好地享受居住生活。

租客准则



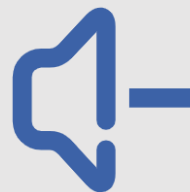
仅限租客本人租住

若有亲友来访，不可留宿过夜



禁止吸烟或养宠物

请使用公寓指定吸烟区



降低音量

工作日晚10点以及周末晚11点之后，请勿制造噪音



只可小煮

可在厨房小煮（煮面、煮饺子），不可有油烹饪



保持屋内环境干净整洁

定期打扫卫生、及时处理垃圾



保持屋内通行无阻

公共区域不得放置行李、自行车、踏板车等个人物品



保持厨房干净整洁

使用厨房后请洗碗、并清理自己的餐具



及时报修

屋内损坏情况，通过我们的官方频道，以便我们可尽快安排修复



合理使用家电设备和水电

禁止滥用家用电器(如洗衣机、空调、冰箱等)或浪费水电，须正确且安全地使用

Terms and Conditions 细则

1. Be considerate to flatmates 仅限租客本人租住

- A. If the tenant has friends or guests, the visitors are not permitted to stay overnight;
租客若有亲朋好友来访，不可留宿过夜；
- B. As per the regulations and rules of the Urban Redevelopment Authority (URA), all types of private residential property are subjected to an occupancy cap of permitted persons per property;
URA规定获准在私人住宅内居住的人数不得超过所规定的上限；
- C. As per the regulations of condominium management corporation, only the owner (and his or her family) of the house, or tenants who has been granted the right of occupancy under a valid residential lease, will be allowed to live in the house;
公寓物业管理公司规定只有屋主（及其家人）、或依据有效房屋租赁合同被授予居住权的租客才被允许居住在房屋内；
- D. As per the requirements of the owner of the house, only tenants who have been granted the right of occupancy under the residential lease are allowed to live in the house;
房东要求只有房屋租赁合同中被授予居住权的租客才被允许居住在房屋内；
- E. If you have friends travelling to Singapore, your friends are advised to stay in nearby hotels or contact us to stay in other premises (with minimum lease period of three months).
若有朋友来新加坡旅游，建议入住附近的酒店、或者联系我们入住其他的房子（最短租期三个月）。

2. No smoking and no pets in the flat 禁止吸烟或养宠物

- A. According to the Singapore government, smoking is allowed only in designated areas. This is to protect others' health, prevent fire accidents, keep air clean, etc. To protect non-smokers' health, second-hand tobacco smoke is prohibited;
新加坡政府规定只可以在规定区域吸烟，这是为了保护他人健康、防止火灾、保障空气清洁。为了保护非吸烟者的健康，严格禁止二手烟尘；
- B. Within the confines of the residential building, the tenant is only allowed to smoke in officially designated areas;
公寓物业有规定，租客不可以搅扰社区、邻居的安静生活，不可以在规定时间内制造噪音、影响其他居民的正常生活；
- C. As per the requirements of the owner of the house, pets are not allowed in the house.
若有需求（比如party等），建议联系condo management以寻找专门的场地。

3. Lower your volume 降低音量

- A. Please do not make noise, especially after 10pm in workdays and after 11pm in weekends;
不制造噪音，特别是在工作日的晚10点以后、周末的晚11点以后；
- B. As per the regulations of condominium management corporation, the tenant is required not to spoil the quiet life of the community and neighbours. The activities which are likely to create noise nuisance and affect the normal life of other residents cannot be carried out after prescribed time;
公寓物业有规定，租客不可以搅扰社区、邻居的安静生活，不可以在规定时间内制造噪音、影响其他居民的正常生活；
- C. If any demand for activities such as a party, please contact the condominium management seeking for a dedicated site;
若有需求（比如party等），建议联系condo management以寻找专门的场地。

Terms and Conditions 细则

4. Light cook only 只可小煮

- A. According to the owner of the house, only light cooking is allowed, such as noodles, soup, porridge, instant food, etc.;
房东要求只可小煮，如煮面、煮汤、煮粥、速食食品等；
- B. If there is heavy smoke caused by cooking, neighbours will report to the condominium management or even call the police;
如果产生油烟，邻居会向management举报、甚至报警；
- C. According to the owner of the house, oily cooking with smoke is strictly forbidden. If any violation is found, the owner will terminate the lease as per the tenancy agreement;
房东严格要求，不许有油烹饪、不可以进行会产生油烟的烹炒；如果发现违反，房东将会依据租赁合同直接赶人、收房；
- D. For dining, you may have meals in the nearby food court, or order takeout food.
您可以在离您附近的食阁打包购买餐食，或者叫外卖。

5. Keep common areas clean and tidy 保持屋内环境干净整洁

- A. For the common areas like the dining room, kitchen, toilet, balcony, etc., the tenant should keep the areas clean and tidy, without any insalubrity or disorder;
对于客厅、厨房、厕所、阳台等公共区域，房客需确保其干净、有序，杜绝脏乱差；
- B. Garbage not cleaned in time can incur bugs and rats and thus spread diseases. If the hand washing pools in the kitchen and toilet are not cleaned for a long time, it will cause aging and rust, and finally cause water leakage, blockage, pipe rupture;
垃圾不及时清理的话会产生虫子、老鼠、传播疾病；另外厨房和厕所的水池如果长时间不清洗，会造成老化、生锈，最后会造成漏水、堵塞、水管爆裂；
- C. The tenants should discuss to plan the duty schedule for house cleaning and decide the person in charge of the cleaning for each week;
房客之间需通过商议制定值日表，明确每周卫生负责人；
- D. If you need regular professional cleaning services, you can contact YOHOS to provide professional services.
如果需要定期进行专业保洁服务，可以联系YOHOS提供专业服务。

6. Keep common areas accessible 保持屋内通行无阻

- A. Common areas must be kept clear of personal articles. For example, your baggage should be put in your own room or the storage room;
不可在公共区域摆放个人物品，行李需要放在自己房间或者储物间；
- B. According to the Singapore government and the condominium management, bicycles, scooters, and electric bikes, etc.;
新加坡政府以及公寓management规定，不可以室内放置自行车、滑板车、电动车等；
- C. If you have any of the above transport tools, please keep it in a dedicated parking lot.
如果您有以上交通工具，请按照公寓management的要求放置在专门的Parking lot。

Terms and Conditions 细则

7. Keep kitchen clean and sanitary 保持厨房干净整洁

- A. Please keep the kitchen utensils, tableware and refrigerator are clean, hygienic and tidy. Dispose of leftovers and wash dishes properly and promptly;
需确保厨房内厨具、餐具、冰箱整洁、卫生、整齐；需妥善、及时处理剩饭剩菜、清洗餐具；
- B. The kitchen not cleaned in time can incur bugs and rats and thus spread diseases. If the hand washing pool in the kitchen is not cleaned for a long time, it will cause aging and rust, and finally cause water leakage, blockage, pipe rupture.
厨房不整洁将会招致虫子、老鼠、传播疾病；另外厨房的水池如果长时间不清洗，会造成老化、生锈，最后会造成漏水、堵塞、水管爆裂。

8. Report any damage 及时报修

- A. This is to guarantee your comfortable life and daily safety;
这是为了保障您的舒适生活与日常安全；
- B. If the damages in electric lights and other appliances are not timely repaired, it is likely to lead to short circuit or fire;
电灯等电器损坏如果不及时维修的话，很可能招致短路、火灾；
- C. If air conditioners' issues like water leakage, abnormal sound, failure of cooling function, etc. are not timely resolved, it is likely to lead to pipe rupture, internal damage, short circuit or fire;
空调漏水、异响、不吹冷风如果不及时维修的话，很可能导致空调管道破裂、内部彻底损坏、短路、火灾；
- D. If water pipe leakage is not timely repaired, it is likely to lead to pipe rupture or wall collapse;
水管等漏水如果不及时维修的话，很可能招致水管破裂、墙体塌陷；
- E. If any breakage or damage occurs to the fixtures and fittings in the house, the tenant shall promptly report to YOHOS through the provided official communication approach, so that YOHOS can provide timely repair services;
如果屋内设施发生破损、损坏，房客需通过所提供的官方沟通渠道，及时汇报给YOHOS，以便YOHOS及时提供修理服务；
- F. If the damage/non-working of the appliances in the common area of the Unit is due to the abuse and/or fault of a tenant, this tenant shall be responsible and pay for the repair and/or replacement of the damaged/non-working appliances.
如果屋内公共区域内家电的损坏或故障是由某一个租客的滥用或过失导致，该租客将有责任支付维修费和/或购买更新的费用。
- G. If a responsible tenant for the damaged/non-working appliances in the common area cannot be determined, the cost for the repair and/or replacement of the appliances shall be evenly borne by all the actual occupiers in the Unit at the time.
如果无法确定屋内公共区域内家电损坏或故障的责任人，该损坏或故障家电的维修费和/或购买更新的费用将由当时屋内的所有实际居住者均摊。
- H. After receiving the report, YOHOS will dispatch staff to the house for checking. If the cause of the reported damage is confirmed, both parties will perform according to the tenancy agreement. If it is found that the appliance or equipment reported for repair is not damaged or faulty, but the tenant's personal negligence or improper operation, the tenant shall pay **S\$50** to YOHOS to compensate for our staff's transport expense incurred by the false report of the tenant.

在接到报修后，YOHOS将派遣人员上门查看。在确认损坏原因后，双方将按照TA中的条款执行。若经查看，发现所报修的家电或设备实际并无损坏、故障等问题，而是租客个人疏忽或操作不当，房客应向YOHOS支付50新币，以补偿因租客误报而导致的我司人员的往返交通费。

Terms and Conditions 细则

9. Rational use of home appliances and utility 合理使用家电设备和水电

- A. Please observe the conventions of usage, standards of applications, user guide, and related safety rules and regulations of water, electricity, gas, and household appliances;
请遵守水、电、煤气、以及家电设备的使用常识、使用规范、使用说明、以及相关安全规定和法规;
- B. Based on the bills issued by utility service companies and the general approach applied in the market, YOHOS, on behalf of utility companies, will collect utility charges from tenants and submit to the utility companies. YOHOS is not liable to the total amount of the charges indicated in the utility bill. If any tenant has any doubt about the total amount of monthly charges, please consult the utility company and negotiate among the tenants to settle;
YOHOS将依据水电网服务公司出具的账单、业内常规方式代为向租客收缴水电网费, 并将悉数缴纳给水电网服务公司。YOHOS不对水电网账单中所示费用总额度负责。租客若对每月费用总额有异议, 请向水电网服务公司咨询、并在租客之间协商解决。
- C. Prohibit the abuse of household appliances. For example, the washing machine cannot be used to wash shoes, because it will cause the blockage in the washing machine filter, water leakage, and internal damage;
禁止对家用电器的滥用行为; 例如洗衣机不能洗鞋子, 会造成洗衣机滤网堵塞、漏水、内部彻底损坏;
- D. Prohibit abuse or waste of water, electricity, and gas. For example, abuse of water may lead to the floor soaked with water, pipe rupture, and wall collapse; abuse of electricity may lead to short circuit, and fire; abuse of gas can cause poisoning, fire, explosion and other dangerous situations;
禁止对水、电、煤气的滥用或浪费行为; 例如滥用水会造成地面、地板泡水、管道破裂、墙体破裂; 滥用电会造成短路、火灾; 滥用煤气会造成中毒、火灾、爆炸等危险情况;
- E. Switch off the appliances (e.g., air conditioner, water heater, etc.) properly after use.
家用电器(如空调、热水器等)须在使用后妥善关闭;
- F. Prohibit to remove, disassemble, discard any articles (e.g., mails, parcels, takeout food, etc.) that do not belong to you;
禁止取走、拆开、丢弃不属于自己物品的行为; 例如信件、包裹、外卖等;
- G. Prohibit to keep or use inflammable and explosive articles (including but not limited to candles, aroma stoves, incense burners, etc.) in or nearby the house, in order to avoid serious safety problems like burning, deformation, blackening of the floor, ground, and furniture or even fire.
禁止在房子内域附近存放或使用易燃易爆物品(包括但不限于蜡烛、香薰炉、香炉等), 以免导致地板/墙面/家具的烧焦、变形、熏黑, 甚至火灾等严重安全问题。

Please strictly abide by them. If you spot any violation by other tenants against the above terms, please inform YOHOS in time.

请各位租客严格遵守以上条款; 如果发现有其他室友违反以上租客准则, 请及时向YOHOS通报。

If any found violation of the rules or any complaint from other tenants is verified, the responsible person will be warned for the first time and charged of S\$200 for each time from the second time onwards. For repeated or serious cases, the violation will be treated as breach of the tenancy agreement, for which the lease will be terminated, any loss caused will be deducted from the tenant's security deposit or be subject to the adjudication by the Small Claim Tribunals of Singapore if the loss is beyond the deposit.

若发现有违规行为或有其他房客投诉, 一经查实, 第一次提醒责任人, 第二次开始将每次罚款200新币; 对于屡教不改或情节严重者, 则依据合同按违约处理(即收房、由租客押金承担相应损失, 如押金无法承担损失则交由新加坡小额法庭裁决)。