

23 February 2021

**URGENT**

**ANG KIM WAH**  
**NRIC S7342121G**

**4 Pavilion Park,**  
**Pavilion View**  
**Singapore: 658418**

**LETTER OF DEMAND FOR RETURN OF DEPOSIT OF \$4,000 SGD**

1. I was a tenant at 1 Jalan Dusun #20-04 Singapore: 329363 from Date 27<sup>th</sup> January 2019 to 26<sup>th</sup> January 2021. The rental contract is in Appendix A, thereafter known as "*The Rental Contract*".
2. Per *The Rental Contract*, a rental deposit of \$4,000 for two months was paid at the start of the contract witnessed by property agent Gerald Chan (CEA: R027352C).
3. Per the Rental Contract, you are liable to return \$4,000 paid to you for a two-month rental deposit 14 days after the expiry of the tenancy on the 8<sup>th</sup> of February 2021.
4. Despite repeated requests for payment, you have failed to pay the sum of \$4,000. You are therefore, in breach of your contractual agreement.
5. In the circumstances, I demand that you make full and final payment of \$4,000 **IMMEDIATELY** to make good your contractual obligation which you have willingly agreed to.
6. **TAKE NOTICE** that if you fail to comply with the demand mentioned above within the next 7 days, I will commence legal proceedings against you to recover my deposit. In the event I sue you, I will also be claiming the cost of legal action against you.

Regards,

Ivan Fok Tong Pin

## Appendix A

### LEASE RENEWAL AGREEMENT

THIS AGREEMENT is made on the 17<sup>th</sup> day of December 2018 BETWEEN

**MR ANG KIM WAH (NRIC No: S7342121G)**

*(hereinafter called "the Landlord" which expression shall where the context so admits include the person entitled for the time being to the reversion immediately expectant on the term hereby created) of the one part*

AND

**MR IVAN FOK TONG PIN (NRIC No: S9022030F)**

*(hereinafter called "the Tenant" which expression shall where the context so admits include the Tenant's successors and assigns) of the other part.*

Regarding the premises of the Landlord located at **1 JALAN DUSUN, #20-04, ONE DUSUN RESIDENCES, SINGAPORE 329363** leased to the said tenant under a Lease dated **17<sup>th</sup> January 2018** (hereinafter called "Tenancy Agreement"), the term of which expires on **26<sup>th</sup> January 2019**.

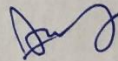
**NOW IT IS HEREBY AGREED** as follows:

1. The said lease is extended for a further term of **TWO (02) YEARS** beginning **27<sup>th</sup> January 2019** and ending **26<sup>th</sup> January 2021** based on the same terms and conditions as contained in the said Tenancy Agreement except for those provisions as contained in this Addendum.
2. The monthly rent payable for the renewal period shall be **SINGAPORE DOLLARS TWO THOUSAND only (\$2000.00)**.
3. The Tenant shall top up the security deposit to **SINGAPORE DOLLARS FOUR THOUSAND only (\$4000)**.
4. The Tenant shall bear the Stamp Duty payable for this renewal lease and forward the Stamp Certificate to the Landlord thereafter.

IN WITNESS WHEREOF the parties have hereunto set their hands the day and year first above written.

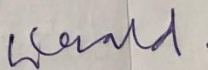
SIGNED by the Landlord:

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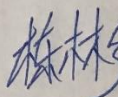
In the presence of:

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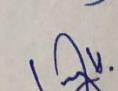
SIGNED by the Tenant:

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In the presence of:

)



## 2. The Tenant hereby agrees with the Landlord as follows:

**Payment of Rent & Security Deposit**

(a) To pay the said rent at the times and in manner aforesaid.

(b) To pay a deposit of SINGAPORE DOLLARS **ONE THOUSAND NINE HUNDRED ONLY (\$\$1900/-)** being equal to **ONE (01)** months rent upon the signing of this Agreement (the receipt whereof the Landlord hereby acknowledges) as security against the breach of any term or condition of this Agreement, such deposit to be refunded (free of interest) within fourteen (14) days after the expiry or lawful termination of this tenancy but otherwise the same or part thereof shall be used by the Landlord to offset any payments owing by the tenant without prejudice to the right of the Landlord to recover all monies which may become due or payable by the Tenant. This deposit shall not be utilised as set-off for any rent due and payable during the currency of this Agreement.

**Utility Charges**

(c) To pay all charges due in respect of any telecommunication, internet, cable television and any other similar services and / or equipment installed at the said premises, including any tax payable thereon.

(d) To pay all charges for the supply of water, electricity, gas and any water borne sewerage system, any such installations installed or used at the said premises, including any tax payable thereon.

**Maintenance & Effects**

(e) To be responsible for all minor repairs and replacement of parts and other expendable items at its own expense up to Dollars **ONE HUNDRED AND FIFTY (\$\$ 150/-)** per item. Such expenditure in excess of Dollars **ONE HUNDRED AND FIFTY (\$\$ 150/-)** shall be borne by the Landlord. Provided always that the repairs necessitated are not due to any act, default, neglect or omission on the part of the Tenant or any of its servants, agents, occupiers, contractors, guests or visitors. Tenant agrees to seek Landlord's prior consent for any repairs and/or any new replacements before any such expenditure is incurred.

(f) To keep the interior of the said premises including the sanitary and water apparatus and the furniture and the doors and windows thereof in good and tenantable repair and condition throughout this tenancy, and to clean all windows and glass panels in the apartment (fair wear and tear and damage by any act beyond the control of the tenant excepted).

(g) To keep the air-conditioning units installed at and for the said premises in good and tenantable repair and condition which air-conditioning units are to be serviced and maintained at least once every three **(3) months** with chemical wash **bi-yearly** at the expense of the Tenant by a reliable air-conditioning contractor. Tenant agrees to furnish a copy of the Annual service contract of aforesaid within 2 months from the commencement date of the tenancy and subsequent receipts of the servicing to the Landlord.

(h) Not to hack any holes or drive anything whatsoever into the walls or to bore any holes in the ceiling without first having obtained the consent in writing of the Landlord except anything reasonably done to hang pictures, paintings and the like.

(i) ~~To dry clean all curtains at the expiration or sooner determination of this tenancy and provide receipt to the landlord as supporting proof. Landlord shall have the right to arrange for dry cleaning of the curtains and deduct such payment from the security deposit if the tenant fails to provide the supporting proof. N.A.~~

**Use of Premises**

(j) To use the said premises strictly as a private residence only and not to do or permit to be done upon the said premises any act or thing which may be or may become a nuisance or annoyance to or in any way interfere with the quiet or comfort of any other adjoining occupiers or to give reasonable cause for complaint from the occupants of neighbouring premises and not to use the said premises for any unlawful or immoral purposes.

(k) Not to assign sublet or part with the possession of the said premises or any part thereof without the written consent of the Landlord.

(l) Not to keep or permit to be kept on the said premises or any part thereof any materials of a dangerous or explosive nature or the keeping of which may contravene any statute or subsidiary legislation.

**Access to Premises**

\*Delete if not applicable

Landlord(s)	Tenant(s)
