

Things to take note when residing in Lakeshore

1. Updating of Particulars

Residents must inform the Management whenever they rent out their unit or change the correspondence address or phone numbers in writing. This will assist and facilitate contact between the Management and the owners, especially in the event of any emergency.

2. Bulk Delivery/House Moving/Renovation

Residents who wish to carry out the above must apply and submit the application form to the Management Office 3 days in advance from the actual date of works. A deposit of \$1,000 must be provided to the Management before the above-mentioned works can be carried. Residents must make their own arrangements for the removal of unwanted bulky items such as old furniture from the condominium.

3. Refuse/Bulky Items Disposal

Residents are advised to pack and seal kitchen waste in plastic bags before disposing into the refuse chutes. For safety reasons, items such as newspapers, unwanted magazines, used paper cartons, unwanted clothing and glass items should be properly tied up and put into the recycling bins located at Deck L1.

Flammable items, wet cement and other adhesive materials are not permitted to be thrown into the refuse chutes as these materials can cause damage to the refuse chutes and the bins. Offenders will be held liable for any replacement or repair cost for such damage.

Residents should not throw rubbish, rags or other refuse, into sinks, water closets, water or soil pipes in the building or unit as these can choke up the pipes.

Residents who wish to dispose bulky items eg, sofas, cupboards, must not dump these unwanted items at common areas. They are to contact the Management Office, for assistance. A minimal charge of \$30/- is imposed to cover the costs of removal and proper disposal of these bulky waste.

4. Car Park facility

The car park facility is exclusive to residents. Vehicles must display both transponder and car decal to avoid being wheel clamped. Residents must inform their visitors to park their vehicles at Deck 3 or above. Visitors must display the visitor slip prominently on the dashboard. No overnight parking is allowed unless approved by the Management.

5. Bicycle Parking

Bicycles must not be parked at lobbies, staircases, water and electrical risers/compartments, in front of doors and fire escape routes as they may cause obstruction during an emergency. Residents can apply for bicycle tags to park in the designated parking lots in the estate with the Management.

6. Occupants

Residents are responsible for the conduct of their family members and guests at all times, and ensure that their behaviour is neither offensive to other residents. They should also not cause damage to the common property. Residents and their guests shall refrain from making any noises in their units or at the common areas, likely to interfere the peaceful enjoyment of the other residents of another unit or any person lawfully using the common property.

Owners who are not residing in Singapore are to have an authorized agent or representative registered with the Management Office. These owners are to file the names, addresses and telephone numbers of their agents or representatives with the Management Office. This will facilitate contact between the Management Office and the residents' agent/representative especially in the event of any emergency. The agent or representative is to conduct periodic inspection of the unit and assume responsibility for the same.

Once the unit is tenanted, the rights to the use of the common property and all the other facilities is automatically transferred to the tenant, and the owner is no longer entitled to use these facilities.

7. General Rules & Regulations for the Use of Common Facilities

Residents must be in possession of their Resident cards when using the common facilities. To be eligible for the issue of a Resident card, the applicant must be residing in the estate on a permanent basis. Residents cards are only issued to residents aged 12 and above.

Residents/ owners shall be responsible for the acts and the behaviour of their guests, domestic helpers, licensees, or contractors and are responsible for any damage to the common properties, caused by them. Guests using the common facilities, must be accompanied by residents.

The staffs of the Management Office, security personnel or any appointed representatives of the Management Office may require any person in LakeShore to identify himself/herself for security reasons.

Instructors, trainers or coaches must be registered with the Management Office before conducting coaching lessons.

Residents are not permitted to use the common facilities for commercial, religious, political or illegal activities.

8. Swimming Pool Coaches

Only coaches registered with the Management Office are permitted to conduct coaching lessons in the pool. Please consult the Management Office for more details.

9. BBQ Pits

Residents are advised to submit a guest list (names and vehicle numbers) to the Management Office in advance to facilitate security control and guests' easy access into the condominium.

The resident hosting the event, is to ensure that there is no excessive noise or nuisance caused. Setting up of tents, camping overnight or live performances are not permitted. Portable radios and cassette/compact disc players are permitted at the barbeque area provided that it does not inconvenience other users or residents. The Management Office reserves the right to request the removal of such equipment.

Residents and their guests must ensure that the barbeque pits and its surroundings are left in a clean and tidy condition after use. All unwanted leftover food, litter, etc. should be disposed into the trash bins provided. Washing of barbeque utensils, equipment, cutlery or crockery is not allowed in the pool deck. Residents must leave the BBQ pits at the end of the booking period.

10. Prohibition on Smoking

Residents are to note that smoking is not allowed at all common facilities, lifts lobbies, corridors, staircases, multi-storey carparks, air-conditioned/enclosed areas and/or common areas with other residents around. Please consult the Management Office for more details.

11. Fees imposed for the Use of some common Facilities

Different charges/deposits are imposed for use of some common facilities eg tennis courts, BBQ pits, Spice room. Please consult the Management Office for more details. Alternatively, residents may log on to our website www.lakeshore.com.sg for online bookings.

12. Pet Owners' responsibilities

Residents who own pets, must act responsibly to ensure that their pets do not cause any disturbances or nuisance to other fellow residents.

13. MCST By-laws and House-rules

Residents are reminded to observe the MCST's By-laws and House-rules at all times. Please consult the Management Office for any clarifications.

14. Quarterly maintenance contributions

Owners are reminded to pay their quarterly maintenance contributions promptly. An interest charge of 12% per annum, is imposed on any late payments and/or outstanding amounts owing. Please consult the Management Office on the various modes of payment available, and any other details.

Please feel free to call the Management Office at 6795 8018 if you have any queries. Alternatively, you can email us at management@lakeshore.com.sg. We thank you for your cooperation and we wish you have a pleasant stay in Lakeshore!