

GUIDELINES ON ESTATE LIVING

1. Use of Units and Common Area

All Residents of the Estate shall have the right to use and/or enjoy the Common Property of the Estate.

Living in a condominium with many facilities such as Q Bay Residences can be enjoyable and stress free simply by observing and practising basic social etiquettes. We have compiled a list of "Do's and Don'ts" not so much as to regulate the social behaviour of the Residents but rather as a gentle reminder to all that living in a Condominium requires some kind thoughts for others.

2. All Residents And/Or Their Invited Guests Shall NOT:

- 2.1 Install any additional television antenna, air-conditioner compressor or other equipment at the rooftop, at any other part of the building, balcony, veranda and/or any external part of the Units without prior written approval from the Management.
- 2.2 Permit anything to be done or store any inflammable chemical, liquid etc. that will become a fire or health hazard.
- 2.3 In any way store, leave or discard any personal belongings in any part of the staircases or other Common Areas or permit the placing or parking of bicycles and other wheeled vehicles which may obstruct the Common Areas in the Estate.
- 2.4 Cause and/or allow sinks, baths, lavatories, cisterns, water pipes and/or pipes in the Units and/or in the building to be clogged.
- 2.5 Dispose rubbish and waste food without placing and securing them in suitable plastic bags, bulky object and/or smouldering items into the refuse chute.
- 2.6 Vandalise and/or cause damage to lifts, lobbies, common corridors, staircases, walls, pedestrian-ways and/or any other common property in the Estate.
- 2.7 Damage the turf area, flowerbeds, garden, trees, footpaths, drains or any part of the building by vehicles, machines tools or object of any description.
- 2.8 Allow any pets in the Common Area except when kept restrained or to cause nuisance or annoyance to others.
- 2.9 Cook or engage in any food preparation activities in the Common Area of the Estate.
- 2.10 Use the lobby or any other Common Area of the building for any private or public functions without prior written approval from the Management.
- 2.11 Hang any washing, clothing or other article at the Common Area and/or any external part of the Units, thereby affecting the aesthetics of the building.
- 2.12 Make undue noise which will interfere with the peaceful enjoyment of others in any Units or on the Common Property.

- 2.13 Use languages or behave in a manner likely to cause offence or embarrassment to others using the Common Property.
- 2.14 Make, paint, drive nails or screws or otherwise damage or vandalise any structure that forms part of the Common Property.
- 2.15 Put any signboards, advertisements, notices and/or other lettering on any part of the Estate.
- 2.16 Use or permit their Units are used for any purpose other than for Residential dwellings unless otherwise approved by the relevant competent authority.
- 2.17 Use their Units for any purpose which may be injurious to the reputation of the subdivided building or for a purpose as to cause a nuisance or danger to the neighbours.
- 2.18 Place potted plants or any other objects in a manner likely to cause injury to others or damages to others' properties, including Common Property.
- 2.19 Sound car horns in a manner likely to cause disturbance or annoyance to others.

3. All Residents and/or Their Invited Guest(s) Shall:

- 3.1 Permit the Management and its Agents at all reasonable times and on reasonable notice being given (except in case of emergency when no notice is required) to enter their Units for the purpose of:
 - (a) Inspecting the Units
 - (b) Maintaining, repairing or renewing sewers, pipes, wires, cables and ducts use or capable of being used in connection with the enjoyment of any other Units or the Common Property
 - (c) Maintaining, repairing or renewing the Common Property
 - (d) Executing any work or doing any act necessary for the performance of its duties or any enforcement affecting the building.
- 3.2 Maintain their Units including all sanitary fittings, water, electrical and air-conditioning pipes and apparatus in a good condition so as not to cause annoyance to others.
- 3.3 Ensure that, if they are pet owners, the pets' excrement are hygienically and suitably disposed of.