

# **Town Council of Sengkang (Common Property and Open Spaces) By-laws 2021**

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**No. S 183**

**TOWN COUNCILS ACT  
(CHAPTER 329A)**

**TOWN COUNCIL OF SENGKANG  
(COMMON PROPERTY AND OPEN SPACES)  
BY-LAWS 2021**

In exercise of the powers conferred by sections 24 and 49 of the Town Councils Act, the Town Council for the Town of Sengkang makes the following By-laws:

**Citation and commencement**

1. These By-laws are the Town Council of Sengkang (Common Property and Open Spaces) By-laws 2021 and come into operation on 1 April 2021.

**Definitions**

2. In these By-laws, unless the context otherwise requires —

“building” means a building in a housing estate of the Board in the Town;

“common property” means any common property in the Town;

“mobility aid” means any of the following carrying an individual who is unable to walk or has difficulty in walking:

(a) a wheelchair (motorised or otherwise);

(b) a mobility scooter as defined by the Active Mobility Act 2017 (Act 3 of 2017);

“open space” means an open space in the Town that is common property;

“park” means to bring a vehicle to a stationary position and cause the vehicle to remain in that position for any purpose;

“parking place” has the meaning given by section 2 of the Parking Places Act (Cap. 214);

“public path” means a path declared under section 6 of the Active Mobility Act 2017 as a public path;

“sign” includes a signal, warning sign post, direction post, banner, notice or an advertisement;

“Town” means the Town of Sengkang;

“Town Council” means the Town Council of the Town;

“vehicle” means a vehicle, whether mechanically propelled or not, intended or adapted for use on a road, such as (but not limited to) a bicycle, power-assisted bicycle or personal mobility device as defined by the Active Mobility Act 2017, but excludes any mobility aid.

### **Dumping and renovation debris**

3. A person must not —

(a) place, deposit, keep or leave (or cause or permit to be placed, deposited, kept or left) any material, article, object, or thing on any common property or in an open space not designated by the Town Council for that purpose; or

(b) transport renovation debris or other building material in a lift in a building, or over any other common property or an open space, without the prior written permission of the Town Council.

### **Obstruction of common property**

4.—(1) A person must not, with an object, a fixture or a thing, obstruct, or cause or permit the obstruction of, the lawful use of any common property.

(2) The Town Council may remove and detain any object, fixture or thing obstructing the lawful use of any common property.

(3) The Town Council must, as soon as practicable after removing and detaining the object, fixture or thing, serve a written notice on —

- (a) a person who appears, to the satisfaction of the Town Council, to be the owner of the object, fixture or thing; or
- (b) if such a person cannot be found after reasonable inquiry, the person who appears, to the satisfaction of the Town Council, to have had lawful possession of the object, fixture or thing before its removal.

(4) The written notice in paragraph (3) must inform the person notified that —

- (a) the object, fixture or thing has been removed and where it is being detained;
- (b) the person may claim possession of the object, fixture or thing —
  - (i) within 30 days after its removal and detention; and
  - (ii) upon payment to the Town Council of any expenses reasonably incurred by the Town Council in removing or detaining the object, fixture or thing; and
- (c) the person must inform the Town Council within 7 days after service of the notice if the person intends to claim the object, fixture or thing in accordance with sub-paragraph (b).

(5) If the person notified under paragraph (3) does not comply with paragraph (4)(c), the Town Council may —

- (a) dispose of it by public auction or otherwise; and
- (b) apply any proceeds of the disposal to —
  - (i) meet any expenses reasonably incurred by the Town Council under this by-law; and
  - (ii) pay the balance (if any) of the proceeds to the notified person.

(6) The Town Council may recover from the notified person any expenses reasonably incurred by the Town Council under this by-law (less the proceeds, if any, mentioned in paragraph (5)(b)).

### **Damage to common property**

5.—(1) A person must not —

- (a) remove, destroy, damage or deface any common property; or
- (b) remove any earth, soil or property from any common property.

(2) If a person contravenes paragraph (1), the Town Council may recover from the person, as a debt due to the Town Council, any expenses reasonably incurred by the Town Council —

- (a) in replacing or restoring the common property to its condition before the removal, destruction, damage or defacement; or
- (b) in replacing the earth, soil or property removed from the common property.

### **Damage to turf, plant, shrub or tree**

6. A person must not, without the prior written permission of the Town Council —

- (a) remove, cut, damage or dispose of any (or part of any) turf, plant, shrub or tree, situated on any common property or in an open space; or
- (b) pick any (or part of any) shrub or plant situated on any common property or in an open space.

### **Throwing items from buildings**

7. A person (*A*) must not —

- (a) endanger the life of, or cause injury to, another person;
- (b) cause damage to any property in the Town; or
- (c) cause any nuisance, annoyance or inconvenience to another person,

by throwing an item, or allowing an item to fall, from *A*'s flat or any part of a building onto any common property or an open space.

### **Dangerously positioned items**

8.—(1) A person must not place an item on or at a window-sill, corridor or other part of the common property in a way that is likely to —

- (a) endanger the life of any person;
- (b) cause injury to any person; or
- (c) cause damage to any common property or the property of another person.