

# **Housing and Development (Common Property and Open Spaces) Rules**

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## **Legislative History**

HOUSING AND DEVELOPMENT ACT  
(CHAPTER 129, SECTION 27(1))

HOUSING AND DEVELOPMENT  
(COMMON PROPERTY AND OPEN SPACES) RULES

R 3

G.N. No. S 319/1988

REVISED EDITION 1999

(1st January 1999)

[21st October 1988]

**Citation**

1. These Rules may be cited as the Housing and Development (Common Property and Open Spaces) Rules.

**Definitions**

2.—(1) In these Rules, unless the context otherwise requires —

“common property” means so much of the developed land vested in or held in trust for the Board as is not comprised in the flats and includes —

- (a) the foundations, columns, beams, supports, walls, roofs, lobbies, corridors, stairs, stairways, fire escapes, entrances and exits of the buildings;
- (b) the roof and storage spaces;
- (c) the central and appurtenant installations for services such as power, light and water;
- (d) escalators, lifts, water-tanks, pumps, motor, fans, compressors, ducts and all other apparatus and installations existing for common use;
- (e) all the common facilities in the housing estate built for the use or enjoyment of all the residents of the estate;
- (f) car parks, recreational facilities, gardens and parking areas; and
- (g) all other parts of the land intended for the use or enjoyment of all the residents of the housing estate;

“housing estate” means any housing estate built on any land vested in or held in

trust for the Board;

“HUDC housing estate” means any housing estate built on any of the parcels of land which are more particularly described in the First Schedule to the HUDC Housing Estates Act (Cap. 131);

“park” means to bring a vehicle to a stationary position and cause it to remain there for any purpose;

“parking place” shall have the meaning assigned to it in the Parking Places Act (Cap. 214);

“sign” includes all signals, warning sign posts, direction posts, banners and advertisements;

“vehicle” means a vehicle, whether mechanically propelled or not, intended or adapted for use on the road.

(2) These Rules shall not apply to any HUDC housing estate.

(3) Nothing in these Rules shall prohibit officers or employees of the Board acting in the discharge of their duties or any person acting with the approval of the Board from doing any act prohibited by these Rules.

### **No parking, dumping and erecting fixtures, etc.**

3. No person shall —

- (a) park any vehicle on any common property or in any open space within a housing estate except in a parking place;
- (b) 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 any open space within a housing estate except in any place designated by the Board for that purpose; or
- (c) erect or instal any fixture, structure, object or material on any common property or in any open space within a housing estate.

### **Power to remove vehicles**

**3A.**—(1) Where a vehicle is parked on any common property or in any open space in contravention of any of the provisions of these Rules, the Chief Executive Officer or any officer authorised by the Board may remove the vehicle to a place of safety and detain it thereat.

(2) Where any vehicle has been removed and detained under paragraph (1), the Chief Executive Officer or any officer authorised by the Board shall, with all reasonable