

TOWN COUNCILS ACT  
(CHAPTER 329A, SECTIONS 33(6)(a)(V) AND 51)

TOWN COUNCILS (DISBURSEMENT OF MONEYS FROM  
SINKING FUND) RULES

ARRANGEMENT OF RULES

Rule

1. Citation
  2. Improvement works for privatised estates
  3. Works for housing estates of Board
- 

[27th February 1998]

**Citation**

1. These Rules may be cited as the Town Councils (Disbursement of Moneys from Sinking Fund) Rules.

**Improvement works for privatised estates**

2.—(1) For the purposes of section 33(6)(a)(v) of the Act, a Town Council may disburse moneys from any of its sinking funds to meet expenses or liabilities properly attributable to that sinking fund in respect of any of the following improvement works to be carried out in any approved housing estate within the Town which the Town Council manages and maintains:

- (a) building a boundary wall or fence and erecting or installing a name-plate;
- (b) building a guard house;
- (c) installing a security access system; or
- (d) setting up an office for use by a management corporation constituted or to be constituted in relation to one or more buildings within the Town.

[S 360/2000 wef 07/08/2000]

(2) A housing estate of the Board, or any part thereof, shall be an approved housing estate for the purposes of these Rules if and only if —

- (a) the estate or part thereof is situated on any land to which section 126A of the Land Titles (Strata) Act (Cap. 158) applies; and
- (b) the owners of not less than 75% of the total number of flats comprised in the buildings within the housing estate or part thereof agree to lodge an application with the Board under section 126(1) of the Land Titles (Strata) Act (Cap. 158).

### **Works for housing estates of Board**

3. For the purposes of section 33(6)(a)(v) of the Act, a Town Council may disburse moneys from any of its sinking funds to meet expenses or liabilities properly attributable to that sinking fund in respect of any of the following works to be carried out for the benefit of residents in the housing estates of the Board within the Town which the Town Council manages and maintains:

- (a) installation of any sensor and starter controller to the time-controlled booster pumping system;

*[S 235/2001 wef 01/05/2001]*

- (b) installation or replacement of any video lift monitoring device;

*[S 235/2001 wef 01/05/2001]*

- (c) special upgrading works carried out by the Board under Part IVA of the Housing and Development Act (Cap. 129);

*[S 154/2002 wef 15/04/2002]*

- (d) repairs to the external finishes and cladding of any external wall of any building, managed and maintained by the Town Council, in order to prevent or remove any potential or actual danger to life or property;

*[S 154/2002 wef 15/04/2002]*

- (e) cyclical replacement of any lift position display panel;

*[S 129/2007 wef 01/04/2007]*

- (f) installation before 30th November 2012 of any bolt and stainless steel bracket to the inspection cover of any water storage tank on common property in order to secure access to that water storage tank in accordance with any regulations made under the Public Utilities Act (Cap. 261);  
*[S 458/2011 wef 10/08/2011]*  
*[S 171/2012 wef 01/05/2012]*
- (g) purchase made before 30th November 2012 of any non-duplicable lockset in order to ensure that any water storage tank on common property, and the premises where that water storage tank and its ancillary equipment are located, are kept in accordance with any regulations made under the Public Utilities Act;  
*[S 458/2011 wef 10/08/2011]*  
*[S 171/2012 wef 01/05/2012]*
- (h) replacement of any alarm system installed in any residential property comprising wholly or in part of studio apartments, and which is intended for use by any resident living in a studio apartment to request for emergency or special assistance, where the improvement works are commenced on or after 29th July 2013;  
*[S 456/2013 wef 29/07/2013]*
- (i) replacement of any lift inverter, where the improvement works are commenced on or after 29th July 2013;  
*[S 456/2013 wef 29/07/2013]*
- (j) replacement of any standby generator set, fire control panel, fire pump, pressure tank or heat detector, of any fire-fighting and protection system installed in any commercial property, where the replacement works are commenced on or after 11th April 2014;  
*[S 282/2014 wef 11/04/2014]*
- (k) rectification or replacement works (to be completed before 1 January 2016) to any float-operated valve with a pilot mechanism in any potable water storage tank on common

property, in accordance with any regulations made under the Public Utilities Act (Cap. 261);

*[S 684/2014 wef 03/10/2014]*

*[S 235/2001 wef 01/05/2001]*

*[S 424/2015 wef 30/04/2015]*

*[S 493/2015 wef 17/08/2015]*

- (l) construction of any new lift opening together with lift landing (where necessary to access to or exit from the new lift opening) for any existing lift;

*[S 493/2015 wef 17/08/2015]*

*[S 401/2016 wef 23/08/2016]*

- (m) replacement of any of the following:

- (i) any automatic refuse chute flushing system;
- (ii) any control panel of any automatic refuse chute flushing system;
- (iii) any refuse handling equipment of any centralised refuse chute system;
- (iv) any pneumatic waste conveyance system;
- (v) any part or component of any pneumatic waste conveyance system.

*[S 401/2016 wef 23/08/2016]*

*[S 401/2016 wef 23/08/2016]*

*[G.N. No. S 86/98]*

LEGISLATIVE HISTORY  
TOWN COUNCILS (DISBURSEMENT OF MONEYS FROM  
SINKING FUND) RULES  
(CHAPTER 329A, R 5)

This Legislative History is provided for the convenience of users of the Town Councils (Disbursement of Moneys from Sinking Fund) Rules. It is not part of these Rules.

**1. G. N. No. S 385/1996 — Town Councils (Disbursement of Moneys from Sinking Fund) Rules 1996**

Date of commencement : 23 August 1996

**2. 1997 Revised Edition — Town Councils (Disbursement of Moneys from Sinking Fund) Rules**

Date of operation : 15 June 1997

**3. G. N. No. S 86/1998 — Town Councils (Disbursement of Moneys from Sinking Fund) Rules 1998**

Date of commencement : 27 February 1998

**4. 1998 Revised Edition — Town Councils (Disbursement of Moneys from Sinking Fund) Rules**

Date of operation : 15 June 1998

**5. G. N. No. S 360/2000 — Town Councils (Disbursement of Moneys from Sinking Fund) (Amendment) Rules 2000**

Date of commencement : 7 August 2000

**6. G. N. No. S 235/2001 — Town Councils (Disbursement of Moneys from Sinking Fund) (Amendment) Rules 2001**

Date of commencement : 1 May 2001

**7. G. N. No. S 154/2002 — Town Councils (Disbursement of Moneys from Sinking Fund) (Amendment) Rules 2002**

Date of commencement : 15 April 2002

**8. G. N. No. S 129/2007 — Town Councils (Disbursement of Moneys from Sinking Fund) (Amendment) Rules 2007**

Date of commencement : 1 April 2007

**9. G. N. No. S 458/2011 — Town Councils (Disbursement of Moneys from Sinking Fund) (Amendment) Rules 2011**

Date of commencement : 10 August 2011

**10. G. N. No. S 171/2012 — Town Councils (Disbursement of Moneys from Sinking Fund) (Amendment) Rules 2012**

Date of commencement : 1 May 2012

**11. G.N. No. S 456/2013 — Town Councils (Disbursement of Moneys from Sinking Fund) (Amendment) Rules 2013**

Date of commencement : 29 July 2013

**12. G.N. No. S 282/2014 — Town Councils (Disbursement of Moneys from Sinking Fund) (Amendment) Rules 2014**

Date of commencement : 11 April 2014

**13. G.N. No. S 684/2014 — Town Councils (Disbursement of Moneys from Sinking Fund) (Amendment No. 2) Rules 2014**

Date of commencement : 3 October 2014

**14. G.N. No. S 424/2015 — Town Councils (Disbursement of Moneys from Sinking Fund) (Amendment) Rules 2015**

Date of commencement : 30 April 2015

**15. G.N. No. S 493/2015 — Town Councils (Disbursement of Moneys from Sinking Fund) (Amendment No. 2) Rules 2015**

Date of commencement : 17 August 2015

**16. G.N. No. S 401/2016 — Town Councils (Disbursement of Moneys from Sinking Fund) (Amendment) Rules 2016**

Date of commencement : 23 August 2016