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TOWN COUNCILS ACT (CHAPTER 329A)

TOWN COUNCILS (DISBURSEMENT OF MONEYS FROM SINKING FUND) FINANCIAL RULES 2020

ARRANGEMENT OF RULES

Rule

1. Citation and commencement
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 3. Improvement works for privatised estates
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In exercise of the powers conferred by section 43 of the Town Councils Act, the Minister for National Development makes the following Rules:

Citation and commencement

1. These Rules are the Town Councils (Disbursement of Moneys from Sinking Fund) Financial Rules 2020 and come into operation on 20 February 2020.

Definitions

2. In these Rules —

“ordinary sinking fund”, for a Town Council, means a sinking fund of the Town Council that is not a lift replacement fund;

“studio apartment” means an apartment built for use under the studio apartment scheme that was administered by the Board between 25 March 1998 and 18 August 2015 (both dates inclusive).

Improvement works for privatised estates

3.—(1) For the purposes of section 33(6)(a)(v) of the Act, a Town Council may disburse moneys from any of its ordinary sinking funds to meet expenses or liabilities properly attributable to that sinking fund in respect of any of the following improvement works carried out or 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;
- (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.

(2) A housing estate of the Board, or any part of it, is an approved housing estate for the purposes of these Rules if —

- (a) the estate or part of it 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 of it agree to lodge an application with the Board under section 126(1) of the Land Titles (Strata) Act.

Works for housing estates of Board

4. For the purposes of section 33(6)(a)(v) of the Act, a Town Council may disburse moneys from any of its ordinary sinking funds to meet expenses or liabilities properly attributable to that sinking fund in respect of any of the following works carried out or 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;

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- (b) special upgrading works carried out by the Board under Part IVA of the Housing and Development Act (Cap. 129) other than work necessary or ancillary to installing any lift or additional lift within or in relation to any building or part of a building;
 - (c) 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 actual or likely danger to life or property;
 - (d) 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;
 - (e) replacement of —
 - (i) any standby generator set, fire control panel, fire pump, pressure tank or heat detector of any firefighting and protection system installed in any commercial property, where the works for the replacement start on or after 11 April 2014 and before 20 February 2020; or
 - (ii) any fire alarm panel, fire pump control panel, fire pump, pressure tank or fire detector of any firefighting and protection system installed in any residential or commercial property, where the works for the replacement start on or after 20 February 2020;
 - (f) replacement of any solenoid-operated valve with a pilot mechanism in any potable water storage tank on the common property of any residential or commercial property, where the works for the replacement start on or after 20 February 2020;
 - (g) 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;

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- (h) 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;
- (i) the installation (to be completed not later than 31 March 2025) of —
- (i) a metal railing;
 - (ii) a stainless steel anchor post; or
 - (iii) a stainless steel anchor bolt,
- to eliminate or reduce the risk of an individual falling from the roof of any residential property with a roof fascia wall of not more than 900 millimetres;
- (j) the replacement of any lamp post on the common property of any residential or commercial property, where the works for the replacement start on or after 20 February 2020.

Made on 19 February 2020.

OW FOONG PHENG
Permanent Secretary,
Ministry of National Development,
Singapore.

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