

---

---

First published in the Government *Gazette*, Electronic Edition, on 30th March 2005 at 5:00 pm.

## No. S 168

### TOWN COUNCILS ACT (CHAPTER 329A)

### TOWN COUNCILS (INCLUSION OF PROPERTY AS COMMON PROPERTY) RULES 2005

#### ARRANGEMENT OF RULES

##### Rule

1. Citation and commencement
  2. Definition
  3. Inclusion of fixed external windows of flats as common property
  4. Inclusion of common external windows as common property
- 

In exercise of the powers conferred by sections 2 (1) (paragraph (i) of the definition of “common property”) and 57 of the Town Councils Act, the Minister for National Development hereby makes the following Rules:

#### **Citation and commencement**

1. These Rules may be cited as the Town Councils (Inclusion of Property as Common Property) Rules 2005 and shall come into operation on 1st April 2005.

#### **Definition**

2. In these Rules, “window” includes a roof skylight, glass panel, glass brick, louvre, glazed sash, glazed door, translucent sheeting and any other building material which transmits natural light directly from outside a building into a room of or interior of the building.

#### **Inclusion of fixed external windows of flats as common property**

3. All windows of any flat in any residential or commercial property of the Board within a Town, being windows that are located on any

---

---

exterior wall of the flat, or that are installed on or form part of the exterior of any building of which the flat is part thereof, other than —

- (a) louvres (with or without any movable part); or
- (b) any casement window, sliding window or other window with any movable part,

shall be included as part of the common property of the residential or commercial property in the housing estate of the Board within that Town.

**Inclusion of common external windows as common property**

4. All windows (with or without any movable part) that —
- (a) are installed on or form part of the exterior of any residential or commercial property of the Board within a Town; and
  - (b) are not part of any flat in the residential or commercial property of the Board within the Town,

shall be included as part of the common property of the residential or commercial property in the housing estate of the Board within that Town.

Made this 28th day of March 2005.

TAN TEE HOW  
*Permanent Secretary,  
Ministry of National Development,  
Singapore.*

[ND 311/4-146 P66 V14; AG/LEG/SL/329A/2002/1 Vol. 1]