

SUNNY PALMS

The Management Corporation Strata Title No. 2968
C/o Newman & Goh Property Consultants Pte Ltd
No. 75 Bukit Timah Road #05-06, Boon Siew Building
Singapore 229833

PT/rh(r)/SP Cir/0550/09

18 March 2009

To All Subsidiary Proprietors/Occupiers
Sunny Palms

CIRCULAR

Dear Sir / Madam

RETROFITTING OF CASEMENT WINDOWS

We refer to the window legislation With effect from 1st October 2004, a new law has been enacted to regulate the design and installation of windows, and require aluminium casement windows fitted with aluminium rivets to be replaced with stainless steel rivets (Refer Annex A for more details on key legislative requirements for windows).

Falling windows pose a danger to public safety as they can cause serious injury or death to passer-by below. Every owner has an important role to play in keeping our estate safe and pleasant. Please be informed that failure to comply with any retrofitting order is an offence, liable to a maximum fine of \$5000 or imprisonment not exceeding six months or both.

The Building Construction Authority (BCA) has informed the Management Corporation on 10 March 2009, that the window retrofitting order will come into force on 08/07/09 when the development reach the 5 year old period from the TOP date which is on 09/07/04.

If an apartment has casement windows that are fitted with aluminum rivets at the friction stays, the subsidiary proprietor (SP) is required under the laws to engage an approved window contractor to replace the rivets with stainless steel. Kindly be advised to retrofit the windows if you have not carried out under the enacted legislation passed.

Also be advised that all the Subsidiary Proprietors are required to send / fax a copy of the retrofitting report (Form A) if the unit windows has been retrofitted by a registered window installer.

You may wish to contact Mr Robin Koh of Sin Yah Aluminium Works at 62870345 (O) or 96966969 (HP), a BCA registered contractor. Please refer to the appended attachment for more details.

MANAGING AGENT:
Newman & Goh Property Consultants Pte Ltd. Registration No: 199601545N

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ANNEX A

KEY LEGISLATIVE REQUIREMENTS FOR WINDOWS

1. Minimum performance standard of windows. It will be stipulated in the Building Control Regulations that the design and installation of windows shall at least meet SPRING Singapore's SS 212, which specifies the technical requirements of aluminium alloy windows that are commonly installed in Singapore:
2. One-off mass retrofitting exercise. There is a retrofitting requirement for casement windows fitted with aluminium rivets to be retrofitted with stainless steel rivets. The retrofitting of casement windows will apply to residential buildings only (excluding bungalows, semi-detached/terrace/linked houses).
3. *Approved contractors*. The installation and retrofitting of windows will have to be carried out by an approved contractor registered with the BCA contractors Registry under a new Regulation Workhead (RW01 – Window Contractors). The approved contractor must be a registered company with at least 2 trained window installers in the firm as a pre-requisite for registration. Such conditions are imposed to ensure that only trained personnel that have experience in installation and retrofitting of windows are allowed to carry out the works. Only contractors registered under the new workhead of RW01 can carry out installation and retrofitting of windows for private and public projects.
4. Retrofitting report. After the casement windows have been retrofitted, the trained installers must sign on the retrofitting report "Form A" and hand it over to the owner for submission to BCA.

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If you require any clarification, please do not hesitate to contact the undersigned at 6256 9333.

Yours faithfully,



Philip Tan
Newman & Goh Property Consultants (Pte) Ltd
For and on Behalf of
The Management Corporation S T Plan No. 2968

* Residents are reminded they are under no obligation to engage the abovementioned contractor. All arrangements are between the residents and the contractor. The Management of MCST 2968 assumes no liability in respect of any service engaged.

* Residents are required to ensure that the contractor exercise due care and diligence in the course of the repair work.

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