



RECOMMENDED DESIGN GUIDELINE

HIYAA COMMERCIAL

Created by:

Real Estate Management (Property Asset Management)

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Approved by:

Director, Real Estate Management

Record of revisions

#	Revision Approval Date	Version	Revisions made	Page number	Approved by	Decision Number
01	15 th January 2022	V1.0	Initial Document	-	Director, REM	-
02	15 th March 2023	V1.1	Annexure - Recommended Design Guideline - Outdoor Staircase at Hiyaa Commercial	Page 6	Director, REM	-
03	19 th September 2023	V1.2	Figure 1 - Typical Commercial Outdoor Staircase Design Annexure removed	Page 5	Director, REM	-
04	17 th January 2024	V1.3	Format change due to reinstating title to HDC	-	SM	-

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1. Purpose

This document is intended to communicate the standards and design recommendations to be followed by the tenant when proposing a design for specific unit component.

2. Scope

Applicable to all relevant commercial units.

3. Terms & Definitions

Key terms	Definitions
Drawings	The drawing document, that should be submitted to HDC for design approval of the given unit.
HDC	Housing Development Corporation

4. References

Not Applicable

5. General

- 5.1 The setback area of the Hiyaa 7000 property is a space primarily used for building services. However, tenants are allowed to use the area for limited usages approved by HDC.
- 5.2 The tenant is advised to check the given dimensions on site if required.
- 5.3 The tenant should submit proposed design drawings to HDC for approval.
- 5.4 Tenants are not allowed to display third party advertisement.

6. Guideline

6.1 Outdoor Stair case

- 6.1.1 Maximum width of the external stair case should be 1200mm.
- 6.1.2 The staircase can be built with primary metal frame structure, painted in light grey. In addition, balustrades, steps and handrails can be furnished with metal frame painted in light grey, or timber.
- 6.1.3 The stair case should not be built from concrete/ masonry, at above natural ground level, except for ground support.
- 6.1.4 No part of the stair can be enclosed with block walls. If required for additional support, metal framework can be used.
- 6.1.5 Minimum height of the handrail should be 1000mm.
- 6.1.6 No space below staircase can be used for storage or any other operational purposes.

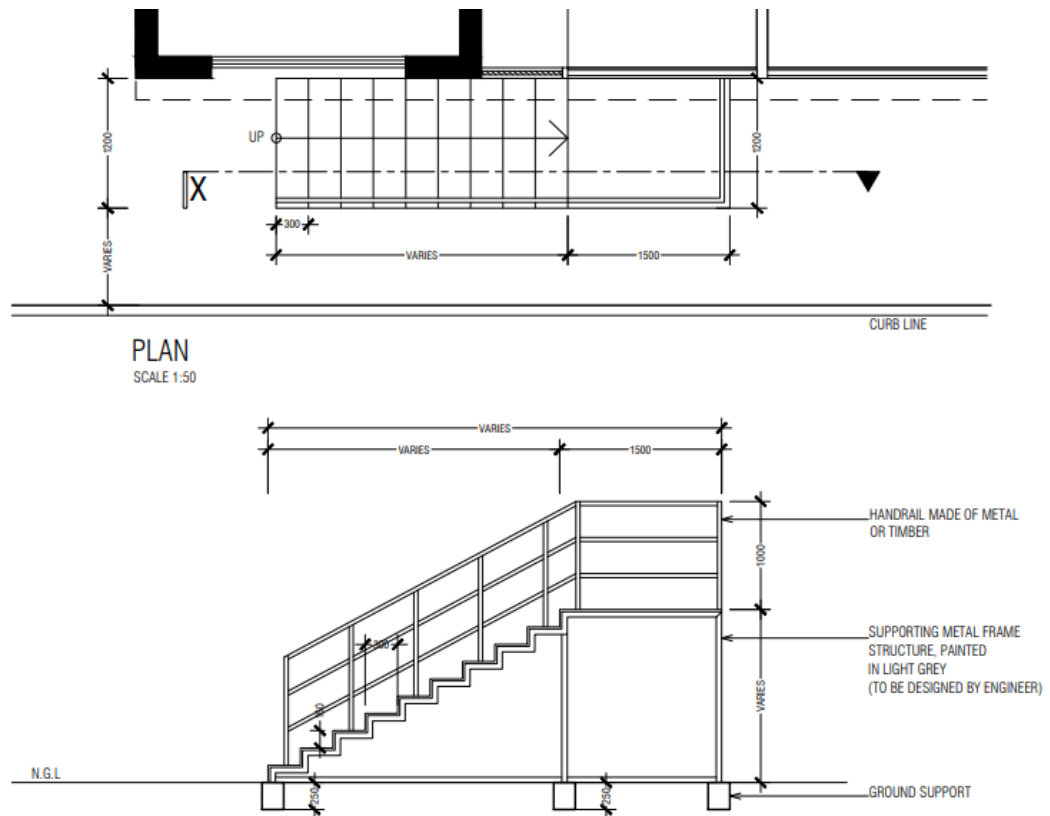


Figure 1: Typical commercial Outdoor Staircase design

6.2 **Outdoor Awning Guideline**

- 6.2.1 The tenants who propose to build outdoor stair case are allowed to install an awning above the staircase to cover the area from sun and rain.
- 6.2.2 The proposed awning can only be to the length of the outdoor staircase and width to 1200mm from the building.
- 6.2.3 Structural frame should be made of light weight metal frame painted in light grey.
- 6.2.4 Awning can only be finished with flame retardant material such as flame-retardant textile, polycarbonate sheet or an equivalent. (Material specification should be submitted for approval)
- 6.2.5 Awning should be installed below the slab soffit level of upper floor and 2.5m head clearance should be maintained between finished stair landing and the awning.
- 6.2.6 Awning should be installed to an angle of 1 degree or more, leaving no space to collect rainwater on top.
- 6.2.7 It should be clean and well maintained at all times.

6.3 **Drawing Requirements**

- 6.3.1 Drawing title block with tenant name, unit no., drawing name, scale, revision no. and date should be given on all the pages.
- 6.3.2 Floor plan, elevation & section
- 6.3.3 Dimension and material details should be given on drawings
- 6.3.4 3D (if requires)
- 6.3.5 Material specifications as a proof of flame-retardant material is in use.

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7. Disclaimer

HDC reserves the right to evaluate and impose conditions not covered in these guidelines in response to specific design or usage depending on merits. HDC reserves the right to modify or withdraw any part of this guideline and to make such other and further changes as deemed necessary for the operation of the commercial area and these guidelines will be binding upon each tenant.

8. Review

A review period of 1 year (Annually) or as required will be practiced during which HDC shall review the contents of the guideline for its relevance and accuracy and fitness for purpose of the assigned commercial units.

9. Annexures

No Annexures attached.