



UNIT DESIGN GUIDELINE

VINARES COMMERCIAL, LOT 20507, 20508, 20509

(MC-42, MC-43, MC-44, MC-45, MC-46, MC-47, MC-48, MC-49, MC-50, MC-51)

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02	08 th August 2023	V1.1	Format change due to rebranding to Urbanco	-	Strategic Management	-
03	30 th August 2023	V1.2	Construction fencing / Hoarding Advertisement standards and details Firefighting requirements	7 - 10	Director, REM	-
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1. Purpose

The guideline is intended to communicate the standards and guidelines to be followed by the tenants occupying the Vinales commercial units.

2. Scope

Applicable to all Vinales commercial units.

3. Terms & Definitions

Key terms	Definitions
Frontage	The front side, towards the main road side, where entrance to the unit is located.
Drawings	The drawing document, that should be submitted to Urbanco for design approval of the given unit.
Boundary Wall	The boundary wall will mark the limits of the unit and it is a full height masonry block wall finished with cement screeding on both sides.
Demolition	Existing wall/partition in a unit that is allowed to be removed or demolished by HDC. Any service lines installed within the said walls or partitions should be relocated by the tenant.
HDC	Housing Development Corporation

4. References

Not Applicable

5. General

- 5.1 Tenant is advised to check the given dimensions on site if required.
- 5.2 Any physical development works should be carried on site, after the drawing approval only. Tenants must follow development guidelines set by HDC, while building the unit.
- 5.3 If there are any design changes after the initial design approval, tenant should submit revised drawings or as-built drawings for re-approval.

5.4 Proposed unit design should give access to building services layouts installed in the unit.

6. Guideline Details

6.1 Frontage Design

6.1.1 The predominant material for façade shall be frameless glass. This is to establish liveliness of the commercial area, create uniformity of the front façade and providing visibility to the commercial activities from the urban surrounding.

6.1.2 Tenant can use black coloured framing on unit façade, where required.

6.1.3 The clear glass façade can be finished with stickers/ frosted sticker according to the usage and branding.

6.1.4 Third party advertisements are not allowed on any commercial area.

6.2 Utilities & Services

6.2.1 AC outdoor units should be installed on unit wall facing to service corridor given at the back of the unit. AC drain pipes should not be left without connecting to a floor drainage or a soak pit.

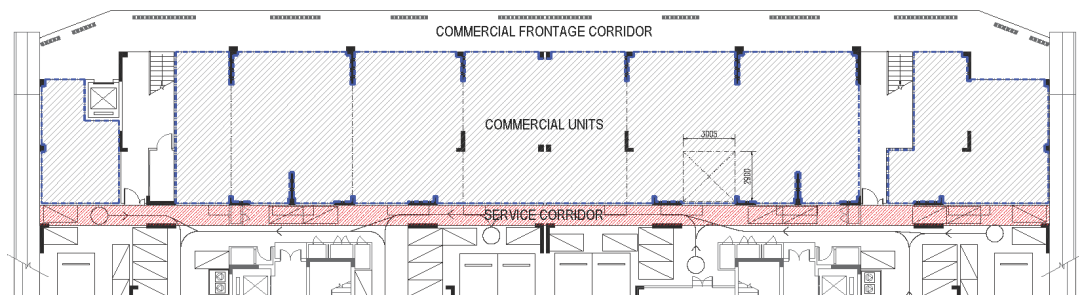


Figure 1: Typical commercial floor plan with 1200mm wide service corridor behind. (Marked in red)

6.2.2 A dome type security camera is allowed to be placed on the façade of the given unit.

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- 6.2.3 Storage space for the use of the unit, should be managed within the given unit area. Show storage space on drawing if requires.
- 6.2.4 Waste management area must be given in the unit with multiple bin space for waste segregation. (Should be show on drawing)
- 6.2.5 Proposed kitchen hood and exhaust system must be a product with odour control and grease traps incorporated. (Location must be shown on floor plans and product specification should be submitted for approval). Kitchen exhaust exit should not face directly to the pedestrian passing nearby.

6.3 Standard Dimensions

- 6.3.1 Minimum height of an entrance door should be 2.1m. (Show dimension on drawing).
- 6.3.2 If the floor finished level of the entrance corridor and unit entrance differs more than 25mm, wheelchair access should be provided with 1:12 slope or strictly not more than 1:10 gradient. This ramp should be provided inside the unit and should be shown on drawings.

6.4 Signage / Advertisement Boards

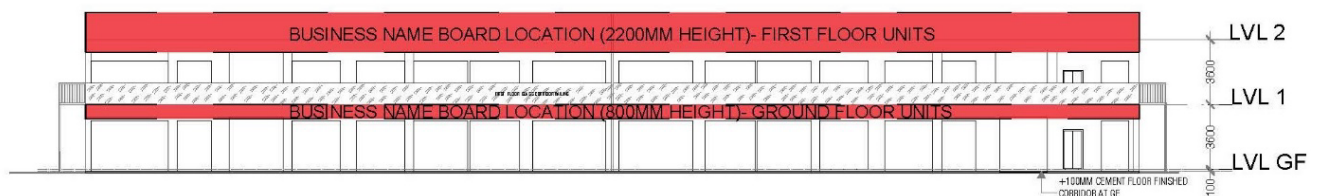


Figure 2: Typical commercial frontage elevation with ground floor business name board (0.8m height) and first floor business name board (2.2m height) / Location (marked in red).



6.4.1 Business name board can be installed on the allocated locations for business name board or branding purposes of the unit, with a dimension of 800mm in height (for ground floor units) and a dimension of 2200mm in height (for first floor units). Length is limited to length of the frontage of given unit. (See Figure 2 above) Detail drawing should be submitted for approval.

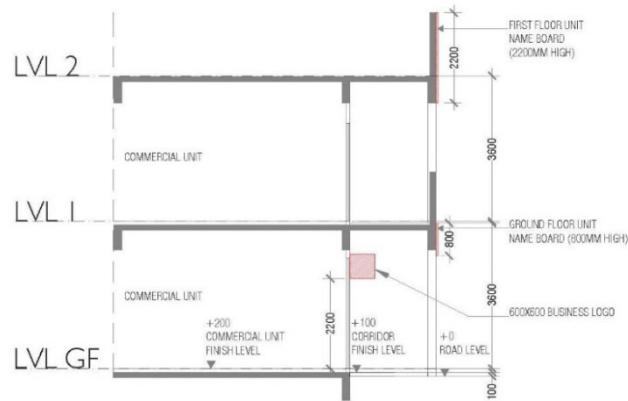


Figure 3: Typical commercial side elevation with business name board and logo location.

6.4.2 Unit frontage should be clear from any projection from façade, from finished floor level to 2.2m above. A business name board or logo of 600x600mm can be installed projecting from the façade at 2.2m and above. Detail drawing should be submitted for approval.

6.5 Construction Fencing/Hoarding

6.5.1 During the period of initial construction, the commercial unit must have a protective construction fencing around the commercial unit (see figure 4 below).

6.5.2 The construction fencing shall be constructed with timber as the main material of the frame and front screen.

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- 6.5.3** Construction fencing front to offset a maximum of 600mm from Commercial unit front.
- 6.5.4** The construction fencing must be equivalent to the height of the commercial unit so that no debris may fall to the outside during the preparations for opening.
- 6.5.5** Tenant may use the screen of the construction fencing to advertise the main function of the commercial unit they have rented prior to the commercial unit opening. This prohibits any form of third-party advertisements.
- 6.5.6** The main advertisement shall be displayed on a canvas sheet fixed on the construction fencing frontage.

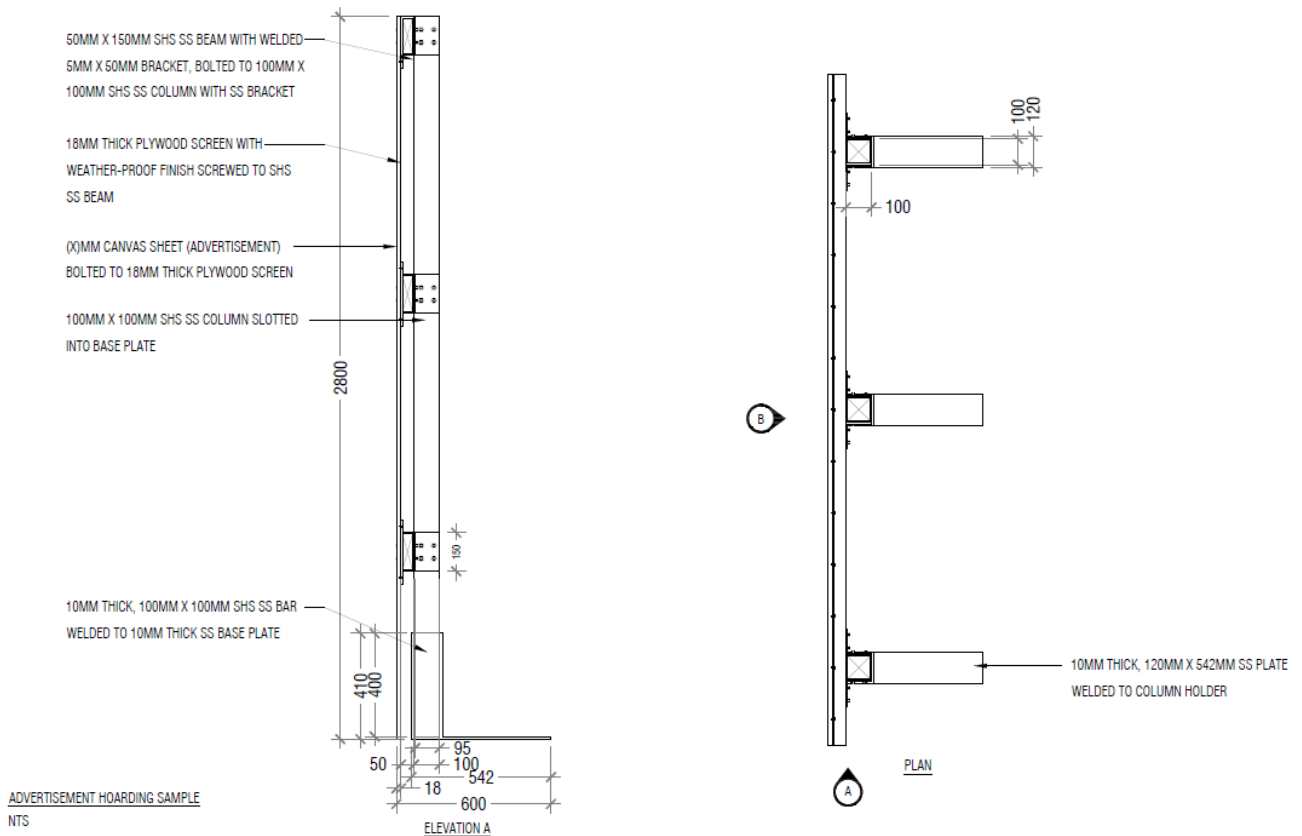


Figure 4: Sample Hoarding/Construction fence plans





Figure 5: Sample Hoarding/Construction fence image

6.6 **Advertisement Standards & Details**

- 6.6.1 Commercial frontage can be used to display advertisements for corporate branding.
- 6.6.2 Name board of the commercial frontage should start from the bottom edge of the allocated space (refer to figure 2 & 6) and reach 0.8m or 2.2m in height for the first-floor commercial units. In the case of the ground floor, this will be limited to 0.8m.
- 6.6.3 Illumination is allowed for the corporate branding and business name board.
- 6.6.4 Window stickers/applied vinyl on glass façade can be used to display speciality goods or services of the commercial unit depending on usage (refer to Figure 6).
- 6.6.5 All forms of third-party advertisements are strictly prohibited from the commercial frontage.
- 6.6.6 All forms of commercial frontage advertisements and illuminations must get prior approval from HDC. To get approval the following must be

provided with the submission: detailed drawing, front elevation and 3D rendering.



Figure 6: Advertisement sample render

6.7 Fire Fighting Requirements

6.7.1 Each commercial unit must consist of 1 CO2 bottle, 1 H2O bottle and 1 fire blanket as a minimum. Location of the mentioned items must be shown on the drawings submitted for approval.

6.7.2 All commercial units categorized under special MNDF requirements must ensure to fulfil the requisites. (e.g.: cafes, clinics, etc)

6.8 Required Specifications

6.8.1 Product specifications must be submitted to Urbanco for review and approval for any mechanical equipment proposed to install on the building. (Such as dumbwaiters, kitchen hood and exhaust)

6.9 **Modification**

- 6.9.1 Tenants should propose a full height masonry wall on boundary line, for the units with no existing boundary wall on site.
- 6.9.2 Tenants can demolish/modify the existing masonry walls built within the given unit as per their design. However, should not demolish any structural elements or masonry walls on unit frontage.
- 6.9.3 The tenant should be responsible for any damages occurred to the property and/or its users in installing / modifying any component of the unit.

6.10 **Drawing Requirements**

Unit design drawings should be submitted to Urbanco for design approval with the following requirements:

6.10.1 **STAGE – 1**

1. A Title Block with following information must be given on each page.
 - a. Tenant/company name, commercial unit number and given usage
(Eg: shop, clinic, service centre etc)
 - b. Drawing title, scale, revision no. and date
2. As-built plan
3. Demolition plan (if there are any demolitions proposed)
4. Proposed floor plans (space labels, floor finished levels, furniture layout and dimensions should be given)
5. Exterior & interior elevations (with finished materials, business name board shown)
6. Minimum 1 section through the unit with floor finished levels and dimensions.
7. Door and window schedule (Specify materials, colour, dimensions)
8. Material / Product specifications.

9. Structural drawings, if any such modifications are proposed (should be signed by a Certified Structural Engineer).
10. Schematic services drawings.
 - a. Proposed plumbing layouts. (Fresh water, grey water & WC pipe layout)
 - b. Ventilation layout (AC/ exhaust location should be marked on drawings)
 - c. Electrical layout and electrical load calculation (if required)
 - d. Electrical load calculations should be submitted for the units which use high voltage, such as (but not limited to) supermarkets, cafe's, restaurants etc., signed by a registered professional in relevant authorities.
11. 3D rendering (if requires)

6.10.2 STAGE – 2

Following drawings can be submitted after agreement signing and prior to applying for 'Building usage for commercial use' permit.

1. Detail services drawings fit to guidelines set by relevant authorities and approved by them (if approval is required by the relevant authorities).
 - a. Electrical, power, lighting, plumbing layouts, ventilation layouts, CCTV and any other building services layout incorporated within the unit.
2. MNDF Approved firefighting layout, site checked and approved letter by MNDF.

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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