



COMMERCIAL UNITS

APPROVED MODIFICATION GUIDELINE

Created by:

Real Estate Management (Property Asset Management)

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Approved by:

Management Board



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1. Purpose

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

2. Scope

Applicable to any relevant commercial unit with boundary wall issues

3. Terms & Definitions

Key terms	Definitions
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.
Partition wall	Built on the unit boundary separating two units, making it a shared wall.
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. Guideline Details

5.1 Boundary Wall and Partition wall

5.1.1 The Commercial unit boundary walls or partition wall shall be constructed by following the standard provided in the guideline drawings below.

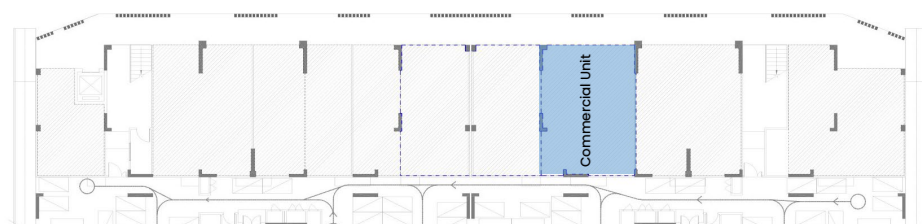


Figure 1: Typical commercial floor plan with commercial units.

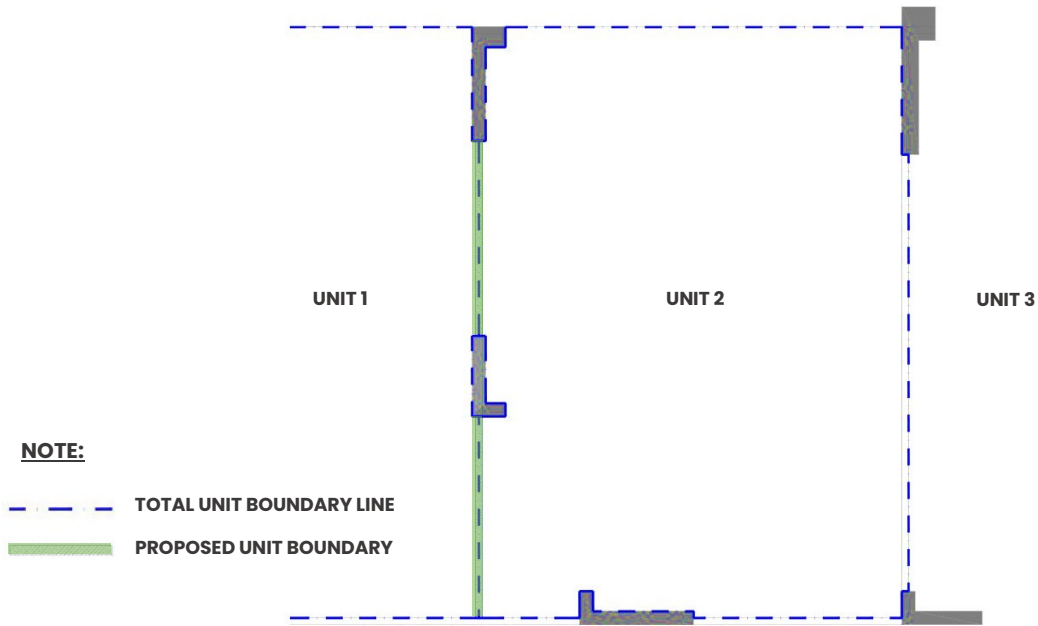


Figure 2: Typical commercial unit plan with Unit boundary line (Blue) and Proposed Unit boundary/ Partition wall. (Green)

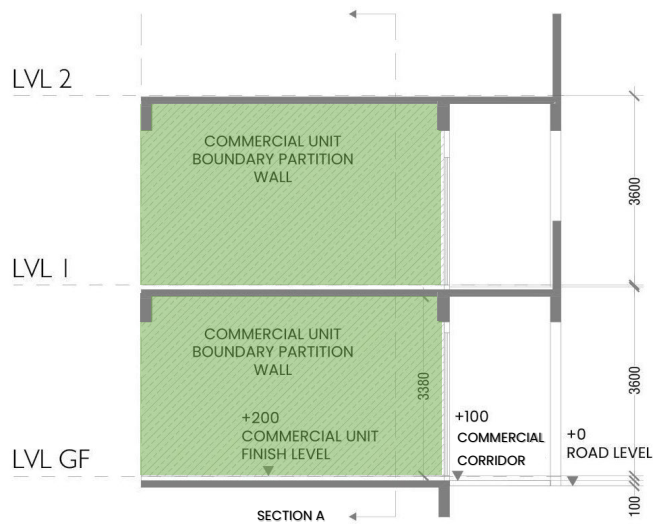


Figure 3: Typical Commercial Unit Elevation

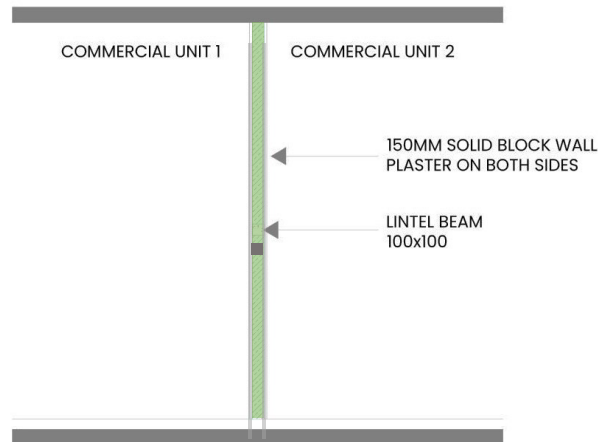


Figure 4: Section A: Typical Commercial unit Partition wall

5.1.2 The said walls should be completed as shown in the diagram above with plastering on both sides of the wall.

6. 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.

7. 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.

8. Annexures

No Annexures attached