

HOUSE RULES (AUTOBAY)

The following House Rules are deemed to be incorporated in the Terms and Conditions of the Tenancy Agreement. Any infringements to the House Rules shall constitute to a breach of the Tenancy Agreement.

1 Free Parking Till Further Notice

Tenants and their Customers shall park their vehicles in an orderly manner in designated parking lots. JTC fully reserves all its rights to review the parking facilities and may implement paid parking system as it deems fit at any time with prior notice.

2 Erection Of Fixtures at Common Areas

Tenants shall be refrained from erecting fixtures, either temporary or permanently, at the common areas or in front of the industrial premises (eg Inspection bay).

3 Free From Obstruction

The Tenant shall :

- a) maintain a clear fire passageway of 1.2 m at the internal premises including at the mezzanine floor.
- b) ensure that the Common Areas are free of obstruction, especially at corridors, staircases, lobbies and other passageways, which are used as emergency escape routes.
- c) ensure that the fire extinguishers/ fire hose reels are free from obstruction at all times.
- d) ensure that the air-con ledge is strictly for installation of air-condensing unit only. They are refrained from using the air- con ledge as storage of paraphernalia and any other purposes.
- e) ensure that the Fire Engine designated access way must be kept free at all times.

4 Discharge Of Air- Conditioner Condensation Water

The Tenant shall ensure that the Condensation water is properly discharged into existing floor trap within the premises.

5 Company Signboard

The tenant shall at their own cost and expense, maintain the frame and casing which include the electrical fittings for the company's signboard at the designated location.

6 Display Of Advertisement

The Tenant shall keep window glass panes, fencing and common areas free of advertisement signages, banners and posters. Prior written approval must be obtained for all signages at building facades. Temporary Occupation Licence fee is payable, if approval is granted.

7 Emergency And Exit Signs And Fire Equipments

The Tenant shall ensure that:

- a) at tenant's own cost and expense, maintain fire extinguisher, emergency and exit lights within the premises.
- b) existing "EXIT" signs and fire extinguisher shall not be tampered with or altered unless written approval from SCDF is obtained.

8 Exhaust Ducting System (For Spray Painting Units Only)

At tenant's own cost and expense, the Tenant shall maintain the exhaust duct, its outlet and discharge duct at roof top including its filtering mechanism and ensures that the exhaust is free of paint droplets.

9 For units equipped with Ventilation Fans

The Tenant shall at their own cost and expense, maintain the ventilation fans within the premises.

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10 Tapping Of Electrical/Water Supply From Common Area

The Tenant shall not be tapping the electrical and water supply from common areas, unless prior written approval is obtained from JTC.

11 Disposal Of Refuse

The Tenant shall ensure that:

- a) trade refuse or paraphernalia are kept at the designated area prior to disposal.
- b) external trade refuse should not be disposed at the development area.

12 Pets

The Tenant shall be refrained from keeping pets (dogs, cats, birds, etc) in the development area.

13 Illegal Use of Industrial Premises as Workers' Quarters

The Tenants/lessees shall not permit to convert any part of the factory space for use as workers' quarters for any person or persons to cook, sleep and/or reside in the premises.