

HOUSE RULES (UBIPLX)

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

1 Parking Facilities

- a) The parking facilities are under the management of a car park operator. Tenants/lessees shall liaise directly with the operator on the purchase of season parking tickets and other car park related matters.
- b) Vehicles shall be parked within designated lots and refrain from parking along the driveway or common area.

2. Loading & Unloading Bay

Loading and Unloading bays are restricted to loading and unloading activities only.

3 Common Areas

- a) For ease of access along the common areas, construction of fixtures (either temporary or permanent) is not allowed unless with prior written approval from JTC.
- b) Common areas especially corridors, lift lobbies, staircases, etc. which are used as emergency escape routes, shall be free of obstruction at all times.
- c) No sleeping or meals along the common areas.
- d) Smoking is prohibited along the common areas except at designated locations.
- e) Tenants/lessees shall not place or hang any object on the parapet, at the ceiling of the common corridor or at the building external wall.
- f) The Fire Engine hard-standing areas and access way must be kept free of obstruction at all times

4 Internal Premises

- a) Tenants /lessees are fully responsible for the security and maintenance of their premises.
- b) Tenants/ lessees must maintain proper control measures / facilities to prevent noise, air pollution or causing nuisance to the neighbouring premises and surroundings.
- c) The fire access panel within the premise where the signage indicates "Fire Fighting Access" should not be removed/ obstructed.
- d) The fire escape route of 1.2m / fire extinguishers and fire fighting equipment shall be free of obstruction at all times.
- e) Tenants/lessees shall not place any trade paraphernalia that will cause obstruction and safety to road users. All approved trade activities must be confined within the premises at all times.

5 Service Yard / Air-Con Ledge

The service yard / air-con ledge is strictly for installation of air-condensing unit only. Tenants/Lessees shall refrain from using the service yard as storage of paraphernalia or other purposes.

6 Discharge of Air-Conditioner Condensation Water

Condensation water shall be properly discharged to an existing floor trap within the premise.

HOUSE RULES (UBIPLEX)

7 Transportation of Goods and Machines

- a) Goods must not be transported via the passenger lifts.
- b) Machines shall be moved into or out of the building using the designated access openings at the parapet.

8 Company Signboard /Advertisement

Tenants/lessees shall maintain a company signboard only at the designated location.

9 Display of Advertisements

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

10 Tapping of Electrical / Water Supply from Common Area

To refrain from tapping of electricity and water supply from the common area unless prior written approval is obtained from JTC.

11 Unauthorized Use of Fire Hose reel

The fire hose reel shall be used for fire fighting purposes only

12 Disposal of Refuse

- a) Temporary holding area designated for wastes generated from the premises shall be kept clean and tidy at all times by the tenants/lessees.
- b) Tenants/lessees are responsible for making their own arrangements on the disposal of wastes brought back from external sources.

13 Pets

Tenants/lessees shall refrain from keeping pets (dogs, cats, birds, etc) within the premises or at the common area.

14 Burning of Incense Paper

There shall be no burning of incense paper at common areas or turf areas. Burning of incense paper is allowed only at designated locations.

15 Handicap / Public Toilets

No one is allowed to bathe in the handicap/public toilets.

16 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.