



EVENT SPACE RENTAL RULES

*** Please refer to the Terms & Conditions for complete regulations.**

- All event content must be approved prior to any confirmed booking made.
- Tentative booking may be enquired via www.JLLFlexilLease.com or email for availability. Thereafter, formal application have to be submitted via www.JLLFlexilLease.com no less than 14 days before start of booking date/ or any required date as stipulated by the Property Manager.
- Bookings shall be automatically released without further notice if relevant supporting documents are not received by the stipulated date.
- Occupiers are required to submit the layout plans and all relevant supporting documents for Property Manager's endorsement and clearance prior to the commencement of the event.
- Plans submitted to the Property Manager shall include detailed layout drawings (showing dimensions and type of materials used), a 3D perspective layout design of event set up and all necessary authorities clearance, if required.
- **Proof of full payment** along with **full security deposit (if applicable)** is required to be submitted / uploaded for confirmed booking.
- **No change of date will be allowed once a confirmed booking is made.**
- Event **set-up can start from 0800hr to 1000hr** (on the commencement date of the rental period) and **Tear down can only start from 2200hr and must complete by 2230hr on the last day of the rental period.**
- Rental space area given can only be serve as a guide. Actual site measurement is to be taken by Occupiers prior to actual set-up on site. The area stipulated is subject to changes from time to time at the Landlord's discretion.
- Music is only allowed at the Event Space, subject to prior approval obtained from the Landlord. The event company is required to comply with the relevant noise regulations. Landlord reserve the right to ask the event company to lower the volume of the sound system if there is any feedback received.
- For the usage of utilities at the Event Space, an electrical single line drawing with a LEW endorsement is required. An Earth-leakage circuit breaker is required for electrical installations.
- The maximum height restriction of any fixtures (eg. panel, booth or fixtures etc.) at the Community Plaza is 2m, and at the Atrium Space is 1.5m. Structures erected should not block any shopfront or shop signage. In the event of any erection of any high structure, the event company is required to submit the necessary documentations eg. layout with Professional Engineer's endorsement, Risk Assessment, etc. to the Property Manager.
- **No heavy fixture or structure is permitted to be placed on any water feature at the Community Plaza.**
- No naked flame activities are allowed at the Event Space(s).
- **Carpets are required** to be laid prior for any set up to protect the existing floor tiles in the common area.
- Occupiers shall use the Event Space based on the submitted description in the application.



**TERMS AND CONDITIONS GOVERNING THE
USE OF EVENT SPACE(S) AT HDB Malls**

(Herein referred to as the Terms and Conditions)
(Updated: April 2025)

Definitions

In these Terms and Conditions, the following words and expressions shall have the meanings herein assigned to them except where the context otherwise requires: -

'Agreement'	the terms and conditions comprised herein.
'Building'	as defined in the Event Space Deck or www.JLLFlexilLease.com (or such other name as may be decided by the Landlord and approved by the relevant authorities)
'HDB Malls'	includes Anchorvale Village, Buangkok Square, Canberra Plaza, Elias Mall, Hougang River Court, Joo Chiat Complex, Loyang Point, Northshore Plaza I & II, Oasis Terraces, Pasir Ris West Plaza, Plantation Plaza, Rivervale Plaza, Tampines Central Community Complex
'Owner'	HDB , includes its authorized representatives, legal successors and assigns.
'Occupier'	Persons, firms or companies (each of which is herein called the) applying for a licence to use the event space (s) at the Space.
'Property Manager'	JONES LANG LASALLE PROPERTY CONSULTANTS PTE LTD , the property manager appointed by and acting for and on behalf of the Owner, and includes its authorised representatives, legal successors and assigns.
'Space'	as defined in the Event Space Deck or www.JLLFlexilLease.com
'Event'	any promotion, exhibition, fair or show

1 Application

- 1.1 All event content must be approved prior to any confirmed booking made.
- 1.2 No change of date will be allowed once a confirmed booking is made.
- 1.3 Tentative booking may be enquired via www.JLLFlexilLease.com or email for availability. Thereafter, formal application has to be submitted no less than 14 days before start of booking date/ or any required date as stipulated by the Property Manager
- 1.4 Bookings shall be automatically released without further notice if relevant supporting documents are not submitted / uploaded by the stipulated date.
- 1.5 **Proof of full rental payment** along with **full security deposit (if applicable)** is required for all confirmed bookings. Payment is to be submitted within 7 working days of tentative booking and/or as stipulated by the Property Manager. Bookings shall be deemed cancelled and released to other applicants should there be no payment received by the stipulated deadline.
- 1.6 No confirmation can be made for the rental of the premises until the Property Manager has received and approved full rental and complete submissions as per paragraph 1.4 above and all Permit to Work Submissions.
- 1.7 The Owner may in its absolute discretion grant or refuse any application for use of the Event Space without assigning any reason, and in such event, the rent chargeable shall be pro-rated and refunded to the applicant (if applicable).
- 1.8 Compulsory opening hours are between 11am to 9pm daily (inclusive of weekends and public holidays with the exception of the 1st and 2nd day of the Chinese Lunar New Year). Rental of Event Spaces will be pro-rated accordingly for the 2 stipulated days if the Occupier chooses not to operate. The Occupier can choose to extend their opening hours from 8am to 11am (optional). Other proposed extension of operating hours must be in writing and is subject to the Owner's approval.
- 1.9 Notwithstanding the prior approval from the Owner, permission must be sought from the relevant authorities such as Public Entertainment License Unit (PELU) for performances/Events/Shows, SFA for prepacked food, GSB of CID for organising of lucky draws and Composers & Authors Society of Singapore (COMPASS) for musical playback or performances.

- 1.10 If for any reasons, any relevant authorities decide to stop the Event or activities, Occupiers must adhere to their decisions immediately. The Owner and the Property Manager will not be liable for any losses or damages incurred. The Licensee shall indemnify the Owner and Property Manager for any loss or damage incurred as a result of any such stoppage.
- 1.11 Exhibition panels, tables, chairs, sound systems, lightings or any apparatus required by the Occupier shall be provided by the Occupier at its own cost and expenses.
- 1.12 Plans submitted to the Property Manager shall include detailed layout drawings, showing dimensions and type of materials used, and a 3D perspective layout design of event set up.
- 1.13 Occupiers are required to submit / upload the plans for each event booking for the Property Manager's endorsement for clearance not less than 7 working days prior to the commencement of the Event.
- 1.14 Event space Occupiers are to send in a detailed program schedule (if any), for Property Manager's clearance not less than 7 working days prior to the commencement of the Event.
- 1.15 Permit to Work and Contractor's Worker List as attached have to be submitted at least 7 working days for Property Manager's approval prior to the commencement of the Event.
- 1.16 The Owner may, at its discretion, impose specific periods for the rental of the event space for certain operators and/or trades. Charges for use of the space will be pro-rated accordingly. The Owner reserves the right to allocate the slots based on its own discretion without stating any reason.
- 1.17 Rental space area given can only be serve as a guide. Actual site measurement is to be taken by Occupiers prior to actual set-up on site. The area stipulated is subject to changes from time to time at the Landlord's discretion.

2 Rental Charge & Security Deposit

- 2.1 No refund or change of booking date shall be accepted once a confirmed booking is made for the event space. All other related cost including the setup fee shall be borne by the Occupier.
- 2.2 All payments and security deposit (if applicable) should be made payable to **"JONES LANG LASALLE PROPERTY CONSULTANTS PTE LTD"**.
- 2.3 Any cancellation must be made in writing. There will be no refund of all monies in the event of any cancellation, subject to the discretion of the Owner or Property Manager.
- 2.4 Upon confirmation and approval of booking, the Occupier shall pay to the Owner and/or Property Manager an amount as stated in the invoice and License Agreement by way of Security Deposit (if applicable) which shall be paid in cash and maintained throughout the approved Event Period as security for the due observance and performance by the Occupier on the Terms and Conditions stated.
- 2.5 In addition to and without prejudice to the rights of the Owner and Property Manager, the Security Deposit shall, at the absolute discretion of the Owner and/or Property Manager be available to the Owner and/or Property Manager to set off all and any outstanding rental charges and any other monies due and remaining unpaid by the Occupier to the Owner and/or Property Manager under the approved event booking.
- 2.6 The Security Deposit shall be refunded to the Occupier free of interest after the expiry of the Event Period provided that the Occupier has duly performed and observed all of the Terms and Conditions and is not in breach of any of the terms contained herein.

3 Security

- 3.1 The Occupier shall be entirely responsible for the security, crowd control, safety and insurance of the Event, its exhibits and the properties, which is the property of the Owner, during the period of the Event.
- 3.2 The Owner shall not be liable for any damage, loss (including loss of profit and consequential loss), theft, injury or death howsoever caused and suffered by reason of or arising from or in connection with the Event.
- 3.3 The Occupier shall be entirely responsible for crowd control and shall take necessary precautions to ensure orderliness during the Event, proper Q-poles and barricades are to be used when necessary. Queues and promoters must not obstruct any passageways within the building.

4 Insurance, Liability and Risk

- 4.1 The Occupier shall be entirely responsible for the use of its own exhibits, equipment and properties and such like apparatus and shall be liable for claims for any damage, loss, theft, injury or death suffered by reason or arising from or in connection with its use. The Occupier is to ensure that its own exhibits, equipment and properties are fully insured at its own costs.
- 4.2 The Occupier shall keep the Owner and the Property Manager fully indemnified from and against all claims, demands, actions, losses, costs and expenses (including costs on a solicitor and client basis) of any nature whatsoever which the Owner and the Property Manager may suffer or incur in connection with loss of life, personal injury and/or damage to property howsoever caused arising from or in connection with the Event and the use of the Event Space by the Occupier.
- 4.3 Without excluding, limiting or in any way affecting the Occupier's obligation and liability to indemnify the Owner and the Property Manager, the Occupier shall at its own cost take out and maintain all appropriate insurance including and adequate public liability insurance policy against claims for personal injury, death, property damage or loss arising out of or in connection with the Event.

5 Usage of Event Space

- 5.1 The Event Space shall not be used for any manner which in the opinion of the Owner (in this regard, the opinion of the Owner shall be final, conclusive and binding on the Occupier) may become a nuisance or may give cause for complaint from other occupants of the Building or the public. The Owner shall have the right to terminate the whole of any Events which it deems unacceptable and no claims for damage, losses, cost, expenses or otherwise whatsoever shall lie against the Owner and the Property Manager on account of such termination. The Event Space shall not be used for any gathering or activity, which is considered to be political or religious in nature.
- 5.2 The Occupier shall not put up any advertisement in any part of the Event Space without the prior permission of the Property Manager. No distribution of flyers/pamphlets is allowed outside the allocated event space.
- 5.3 No additional apparatus or fittings of any kind shall be attached to or used in conjunction with existing ones without prior permission of the Property Manager.
- 5.4 The Occupier shall ensure that the Event Space are kept clean at all times, from the commencement of installation works to final dismantling.
- 5.5 Events shall end no later than 10pm daily.
- 5.6 The Occupier shall comply with all instructions given by the Property Manager regarding the setting up and dismantling or removal of the exhibits, structures, display materials and apparatus, the layout, conduct, management and organisation of the Event. Where structure safety is concerned, Owner reserved the rights to impose Professional Engineer's endorsement wherever the need arises and subject to a case by case review by the Owner. As a general rule of thumb, all overhead and overhanging structure must be accompanied by Professional Engineer's endorsement and where necessary, with a certificate of supervision signed by the Professional Engineer.
- 5.7 The Occupier shall ensure that no damage be done to the flooring, fittings and fixtures or any other parts of the Event Space.
- 5.8 The Occupier shall not ask for donation from the public without the prior permission of the Property Manager.
- 5.9 Usage of audio amplifier system shall only be allowed on a case by case basis. All stage programs and audio usage can only be carried out between 10am to 10pm daily and the event company is required to comply with the relevant noise regulations. Landlord reserve the right to ask the event company to lower the volume of the sound system if there is any feedback received.
- 5.10 All stock items must be kept neatly at all times and must not cause any obstruction or be of a nuisance to the public. Any flattened carton boxes, unused items must be discarded immediately from the Event Space by the Occupier.
- 5.11 The Occupier acknowledges that the Event is to be held in conjunction with the normal operations of the Building and the business activities of its tenants (including without limitation repair, maintenance or renovations) and accordingly the Occupier shall raise no objections to, nor shall the Owner or Property Manager be liable for, any disruptions or otherwise interruptions caused to the Event as a result of such normal operations and business activities.
- 5.12 The trades stated below are NOT ALLOWED at the Event Space:-
 - a) Illegal items
 - b) Sale of animals or livestock

- c) Naked flame activities
- d) Marketing/Financial/Services (eg. Investment/Credit Card/Insurance)

- 5.13 The Occupier shall wear identification cards showing their company's name/logo at all times during the Event.
- 5.14 Tenants shall ensure that the use of the Event Space for sale of merchandise/trade is based on the approved permitted use in their Tenancy Agreement. Non-tenants shall use the Event Space based on the submitted description in the application.
- 5.15 The Occupier must comply with the height restriction for any structure erected within the Event Space. The maximum height restriction of any fixtures (eg. panel, booth or fixtures etc.) at the Community Plaza is 2m, and at the Atrium Space is 1.5m. Structures erected should not block any shopfront or shop signage. In the event of any erection of any high structure, the event company is required to submit the necessary documentations eg. layout with Professional Engineer's endorsement, Risk Assessment, etc. to the Property Manager.
- 5.16 The Occupier must comply with the respective noise regulations during the entire booking period, inclusive of set up.
- 5.17 For the usage of utilities at the Event Space, an electrical single line drawing with a LEW endorsement is required. An Earth-leakage circuit breaker is required for electrical installations.

6 Approval

- 6.1 The Occupier shall not put up any event or promotion that is contrary to the permitted use in the Event Space, unless written permission is granted and issued by the Property Manager. Any inconsistency shall be penalised and the Property Manager reserves the right to refrain or bar the Occupier from future Event(s).
- 6.2 The Occupier shall ensure that the Event and any sponsor(s) therefor are not in direct conflict of interest or in direct competition with Owner's business and the business of its major tenants. The Property Manager reserves the right to immediately stop any activities without compensation to the Occupier if in the opinion of the Owner is in direct conflict with the Owner's business and the business of its major tenants.
- 6.3 There shall be strictly no sub-letting or assignment of application or otherwise sharing of the Event Space whatsoever by the Occupier during the Event. In the case of breach or non-compliance by the Occupier, the Owner may terminate the Event by the Occupier and the Occupier shall vacate the Event Space immediately by handing over the rented space to the Property Manager. In such case, the Owner shall forfeit the full Rental Charge paid.
- 6.4 The Occupier shall ensure that the Event has been duly approved by the relevant authorities and shall submit documentary proof thereof to the Property Manager at least (7) days (unless otherwise agreed by the Owner) before the commencement date of the Event. If such approval are not obtained and submitted to the Property Manager within the said period, the Event shall be deemed to be cancelled and full Rental Charge paid shall be forfeited.
- 6.5 There shall be no exclusivity of trade given to the Event or Event Space Occupiers. The Property Manager will not manage any conflict of interest among all Occupiers.

7 Setting Up and Dismantling

- 7.1 Fabrication of any exhibits, structures, display materials or any form of apparatus (the 'Structures') shall not be permitted on the Event Space unless with approval.
- 7.2 The Occupier may set up its event fixtures/furniture etc. at the Event Space from 8am to 10 am on the commencement date of the rental period. One day rental fee will be charged for every additional day of set up before the commencement date.
- 7.3 Occupier is required to submit a point of contact (Occupier's representative) for ease of arranging a takeover of the area before the set up.
- 7.4 All dismantling and removal of event fixtures/furniture etc. can only begin after 10pm and must be completed before 10.30pm the last day of the rental period. Additional charges will be imposed if the Occupier fails to remove their goods after the rental period.
- 7.5 Occupier must submit a detail workers' list to the Property Manager prior to the set up. Workers must abide to the house rules of the Building.
- 7.6 The Occupier shall provide its own lighting for the installation and dismantling works.
- 7.7 Backdrop support panels and structures must be neatly covered with structural endorsement wherever necessary and / or determined by the Owner.

- 7.8 All wires must be taped down securely and neatly, not crossing any pedestrian paths. Any open connections must be sealed neatly and securely.
- 7.9 The Occupier shall set up an appropriate number of suitable warning signs and shall cordon off the work areas during the setting up and dismantling of the Structures. The Occupier shall exercise all necessary safety precautions during the setting up and dismantling of the Structures.
- 7.10 The Occupier shall provide adequate protection to the floor and other existing structures of the Event Space during the setting up and dismantling of the Structures. The base of all the Structures **must be padded with carpet** to prevent scratching or staining the floors.
- 7.11 The Event Space is required to be carpeted for the entire rental period (unless with Owner's written prior consent not to). The cost for carpeting shall be borne by the Occupier.
- 7.12 The setup of the Event shall be in accordance with the submitted plan as approved by relevant authorities and the Owner. Any unauthorized / illegal Structures or display set up otherwise will be removed without notice and all costs incurred in such removal shall be borne by the Occupier.
- 7.13 The Occupier shall:-
- (a) Indemnify and keep the Owner and the Property Manager fully indemnified from and against all claims, demands, actions, damages, losses, cost and expenses (including cost on a solicitor and client basis) of any nature whatsoever which the Owner and the Property Manager may suffer or incur in connection with the aforesaid setting up and dismantling works; and
 - (b) Make good all damage to the Event Space arising or resulting from the aforesaid setting up and removal works.
- 7.14 The Occupier is required to reinstate the Event Space to its original state when the rental period is over and when there are damages due to fire, vandalism, explosion, etc. the costs of reinstatement will be borne by the Occupier.
- 7.15 The Occupier shall move, deliver, load, unload and/or pack all goods, fixtures, and merchandise into and out of the Event Space and the Building by routes designated by the Owner and/or Property Manager from time to time and at such times as the Owner and/or Property Manager may specify. In particular and without limiting the generality of the foregoing, the Occupier shall not permit any delivery, transport, cargo or goods vehicles to be parked or stopped at any place or time within the Building except within the designated loading and unloading areas or at such other place or places as the Owner and/or Property Manager may specifically allow from time to time.
- 7.16 The Occupier shall ensure that the Occupier's employees, agents, contractors or representatives do not obstruct those areas of the Building allocated to vehicle parking and/or the entrances, exits and driveways and pedestrian footways or public roads serving the Building and shall at all times to comply with the directions of the Owner and/or Property Manager's staff or agents in exercising control of such areas and the transport and delivery of such goods and cargo generally.

8 Handover of Event Space

- 8.1 A joint inspection of the Event Space shall be arranged with the Occupier's representative prior to the commencement of the installation works and following the completion of all dismantling and removal works. The Occupier's representative will need to contact the Property Manager to sign on the Take-over / Hand-over form.
- 8.2 All property (including Structures) belonging to the Occupier must be removed from the Event Space no later than 8am the next day, after the termination of the event period. The Owner reserves the right to sell, dispose or destroy as it may think fit any property so left by the Occupier. Any cost incurred in so doing shall be fully borne by the Occupier. No claim of damages, losses, cost, expenses, or otherwise whatsoever shall lie against the Owner and the Property Manager on account of such sale, disposal or destruction.
- 8.3 Any damages caused to the Event Space, existing apparatus and fittings etc. by the Occupier, its representatives or any persons in connection with the Event shall be rectified by the Occupier within seven (7) days (unless otherwise agreed by the Property Manager) from the last day of the Event, failing which the Property Manager shall proceed with the rectification works at the cost of the Occupier.
- 8.4 The Event Space must be cleaned, and all floor stains and rubbish must be removed after dismantling and before handing over, failing which the Property Manager will proceed with the cleaning/removal at the cost of the Occupier.
- 8.5 The cost incurred in the above paragraphs 8.2, 8.3 and 8.4 will be borne by the Occupier.

9 Termination of Agreement

- 9.1 In the event of breach or non-compliance by the Occupier of any Terms and Conditions herein mentioned, the Owner shall have the right to terminate the agreement and the Occupier shall vacate the Event Space immediately, in which case full Rental Charge paid shall be forfeited.
- 9.2 The Owner may in its absolute discretion at any time prior to or during the Event and without assigning any reasons whatsoever, determine forthwith that the agreement be terminated and the Occupier (if already in occupation of the Event Space) shall vacate the Event Space immediately. In such case, Owner shall refund the Occupier the balance of the Rental Charge after deduction of the pro-rated Rental Charge for the use of the Event Space prior to determination. The Occupier agrees that in the event of such Determination the Occupier shall have no claim whatsoever against the Owner for damages, losses, cost, expenses or otherwise whatsoever.
- 9.3 In the event of any determination or termination of the Agreement, the Occupier (if already in occupation of the Event Space) shall hand over the Event Space immediately to the satisfaction of the Owner or the Property Manager, as stipulated under paragraph 8 of this document.

10 No Assignment by the Occupier

The Licence herein is personal to the Occupier and the Occupier shall not have the right, power or authority to assign or otherwise transfer any of its rights under this Agreement and any purported assignment, sub-license or transfer by the Occupier of its rights under the License shall be void and of no effect as against the Owner.

11 Assignment by the Owner

The Occupier expressly acknowledges that the Owner shall be entitled to assign all its rights and interest hereunder (including a transfer of the Refundable Deposit, if any), and the Occupier shall, by the execution of this Agreement be deemed to have consented to any such assignment. It is hereby agreed that the Occupier shall accept the assignee as the new Owner and will release the Owner from all its obligations under this Agreement.

12 Modification/Addition

The Owner and the Property Manager reserves the right to modify or add to the Terms and Conditions stated herein and the Occupier shall be deemed to have agreed to such changes.

13 Relocation

The Owner reserves the right to designate another space of comparable size within the Building in place of the Event Space at any time prior to the commencement of the Event at such fee, security deposit amount and terms as may be determined by the Owner at its absolute discretion.

14 Governing Law

The validity, construction, interpretation and enforcement of this Agreement and any document or agreement contemplated herein shall be governed by the laws of the Republic of Singapore.