

House Rules and Renovation Guidelines for *Hill Residences*

1. PROJECT NAME AND DESCRIPTION

Hill Residences, a residential condominium project, is developed by SM Development, Corp. located along Reliance St., Brgy. Nagkaisang Nayon, Novaliches, Quezon City, as constituted in the Master Deed, and shall consist of the Land and all improvements constructed thereon.

The project consists of Eleven (11) Buildings with One Thousand Seven Hundred Seventeen (1,717) Residential Units; Four Hundred Forty-Two (442) Parking Slots for residential inclusive of Twenty-Two (22) Persons with Disability (PWD) Slots, which are broken down as follows:

- Building 1A - 196 Residential Units
- Building 1B - 147 Residential Units
- Building 1C - 135 Residential Units
- Building 2A - 196 Residential Units
- Building 2B - 172 Residential Units
- Building 2C - 159 Residential Units
- Building 2D - 159 Residential Units
- Building 3A - 145 Residential Units, 33 Parking Slots (inclusive of 2 PWD Slots)
- Building 3B - 132 Residential Units
- Building 3C - 133 Residential Units
- Building 3D - 143 Residential Units
- Site Development - 409 Parking Slots (inclusive of 20 PWD Slots)

Amenities available in the project are Gate and Guardhouse, Water Feature, Linear Parks, Central Amenity Area, Swimming Pools, Playground Area, Multipurpose Hall, Covered Basketball Court and Tower Lobbies.

2. USE OF INDIVIDUAL UNITS

To prevent overcrowding in the unit, the maximum number of residents including infants, children, household staff, residing nurses, bodyguards etc. allowed per unit are as follows:

Studio Unit	2 Residents only
Flexi Suite	4 Residents only
Flexi Suite with Balcony	4 Residents only

The maximum number of occupants mentioned above will also include authorized guests staying for more than thirty (30) days.

3. AMENITIES AND COMMON AREAS

Common Areas refer to such areas within the project that are intended for the common use or benefit of all Unit owners of Hill Residences and are necessary conveniences for the existence, maintenance and safety of the community. These include the following:

- A. The Tower Lobbies
- B. All hallways on all floors in the residential towers, elevator lobbies, stairways, corridors, walkways, driveways, service/utility rooms and emergency exits;
- C. Landscaped areas, which are reserved for the use of Residential Unit Owners, Occupants or Guests;
- D. Amenities and Building Facilities:

Amenities

- Tower Lobbies
- Multipurpose Hall
- Swimming Pools
- Playground Area
- Central Amenity Area
- Covered Basketball Court
- Linear Parks
- Water Feature
- Gate and Guardhouse

Building Facilities & Utilities

- Elevator per Building
- Fire Exits
- Mailbox Area
- Automatic Fire Detection and Alarm System
- Garbage Disposal Area on Every Floor

- Standby Generator Set for Common Areas and Selected Residential Outlet
- Sewage Treatment Plant
- Centralized Cistern Tank

Building Facilities & Utilities

- 24-hour Security
- CCTV System on selected areas
- 100% Back Up Power in Common Areas
- Leasing Services
- Property Management Services

4. ELECTRICAL GUIDELINES UNDER SECTION-7 OF RENOVATION GUIDELINES

A. Each unit shall be allotted with the following emergency load:

UNIT TYPE	REFRIGERATION	LIGHTING	CONVENIENCE OUTLET	TOTAL SUPPLY WITH MTS
STUDIO UNIT	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
FLEXI SUITE UNIT	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
FLEXI SUITE UNIT with BALCONY	1.5217 amps	0.0434 amps	0.7826 amps	6AT (amp CB)

B. Under Branch Circuit Standards stated in Section 7.10.3, summarized below are provisions for separate branch circuit of Fixed Appliances:

TOTAL POWER SUPPLY PROVISION IN WATTS

UNIT TYPE	WASHING MACHINE	ELECTRIC COOKTOP	ACU / WAC	WATER HEATER
STUDIO UNIT	750 Watts	3,000 Watts	1 unit ACU - 1.5HP	3,300 Watts
FLEXI SUITE UNIT	750 Watts	3,000 Watts	2 units ACU - 1.5HP each	3,300 Watts
FLEXI SUITE UNIT with BALCONY	750 Watts	3,000 Watts	2 units ACU - 1.5HP each	3,300 Watts

C. Acceptable conduit types to be installed shall be as follows:

CONDUIT TYPES AND SIZES	
15mmØ, 20mmØ, 25mmØ RSC / EMT Type	For all exposed works connecting to existing RSC / EMT Type conduits within the unit
15mmØ, 20mmØ, 25mmØ PVC Type	For all concealed or embedded works connecting to existing PVC Type conduits within the unit

D. Air-Conditioning Unit Type and Capacity:

UNIT TYPE	CAPACITY / TYPE	DIMENSION (H x W)	REMARKS
STUDIO UNIT	2 units WAC - 1.5HP each	Approx. 500mm x 570mm	with Block-out
FLEXI SUITE UNIT	2 units WAC - 1.5HP each	Approx. 500mm x 570mm	with Block-out
FLEXI SUITE UNIT with BALCONY	2 units WAC - 1.5HP each	Approx. 500mm x 570mm	with Block-out

E. Under Panel Board stated in Section 7.11.4, the total number of circuit breaker per panel is as follows:

TOTAL NUMBER OF CIRCUIT BREAKER PER PANEL

UNIT TYPE	NUMBER OF CIRCUIT BREAKER
STUDIO UNIT	Main: 1 - 63AT, 100AF, 2P, 230V, 60Hz, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60Hz, 10 KAIC 4 - 32AT, 63AF, 1P, 230V, 60Hz, 10KAIC MTS CB: 1 - 6AT, 63AF, 1P, 230V, 60Hz, 10KAIC
FLEXI SUITE UNIT	Main: 1 - 63AT, 100AF, 2P, 230V, 60Hz, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60Hz, 10 KAIC 4 - 32AT, 63AF, 1P, 230V, 60Hz, 10KAIC MTS CB: 1 - 6AT, 63AF, 1P, 230V, 60Hz, 10KAIC
FLEXI SUITE UNIT with BALCONY	Main: 1 - 63AT, 100AF, 2P, 230V, 60Hz, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60Hz, 10 KAIC 4 - 32AT, 63AF, 1P, 230V, 60Hz, 10KAIC MTS CB: 1 - 6AT, 63AF, 1P, 230V, 60Hz, 10KAIC

5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of access

ACCESS DOOR DIMENSION (WXH)

	PASSENGER ELEVATOR CAR
ELEVATOR	+/- 1,600mm x 2,250mm
MAIN OPENING DOOR	+/- 1,100mm x 2,100mm

B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	DIMENSION (mm)	REMARKS
ELECTRIC RANGE	W - 290 / L - 510	Maximum Alloted Space
REFRIGERATOR	W - 526 / L - 575	Maximum Alloted Space
MICROWAVE OVEN	W - 435 / L - 338	Maximum Alloted Space
WASHING MACHINE (inside T&B)	W - 540 / L - 600	Maximum Alloted Space

6. KITCHEN CABINET & COUNTER TOP DIMENSION PER UNIT TYPE

UNIT TYPE	KITCHEN CABINET WITH COUNTER TOP	DIMENSION (mm)	REMARKS
STUDIO UNIT	BASE CABINET	D - 600 / L - 600	Maximum 30kg per Module
FLEXI SUITE UNIT	BASE CABINET	D - 600 / L - 600	Maximum 30kg per Module
FLEXI SUITE UNIT with BALCONY	BASE CABINET	D - 600 / L - 600	Maximum 30kg per Module

7. MURIATIC ACID – NOT RECOMMENDED AS CLEANING MATERIALS

Unit owners are enjoined not to use Muriatic Acid as a cleaning material in the unit (particularly in the kitchen and in the bathroom) since it is considered a highly corrosive chemical.

8. CONSTRUCTION GUIDELINES (KINDLY REFER TO RENOVATION GUIDELINES IN THE GENERIC HOUSE RULES)

A. Prescribed Fees shall be paid on a per unit basis, Administration and Elevator Fees must be paid on a per month basis depending on the duration of renovation (fraction of a month shall be considered as one month)

- Minor Renovation: Php 15,000
- Major Renovation: Php 30,000

B. Structural Guidelines

- Additional partitions within the units shall be limited to gypsum boards or other non-combustible lightweight materials. No CHB/Masonry partitions shall be allowed within the areas. Materials allowed for dry wall: Ficem, Gypsum and EPF
- Drilling is allowed. Depth to be limited in concrete cover. Apply structural epoxy as needed. Max depth allowed are as follows:

Wall and Slab – 50mm
Column and Beam – 40mm
Size of Screw – 3mm to 6mm diameter

- Concrete nails may not be used in Walls

C. Electrical Guidelines

- Layout of ceiling light fixtures shall fit the structural details of the areas such as columns, beams, wall obstructions, environment and other structural features. Materials allowed for max weight of light fixture 5kg to 10kg.