

# House Rules and Renovation Guidelines for *Hope Residences*

## 1. PROJECT NAME AND DESCRIPTION

Hope Residences, a residential/commercial condominium project, is developed by SM Development Corporation, located along Governor's Drive, Barangay San Agustin, Trece Martires City, Cavite, as constituted in the Master Deed. It consists of the Land and all improvements constructed thereon.

The project consists of Four (4) Buildings with Six Hundred Eighty Five (685) Residential Units; One Hundred Sixty One (161) Parking Slots for residential inclusive of Four (4) Persons with Disability (PWD) Slots, which are broken down as follows:

- Building A – 161 Residential Units, 18 Regular Parking Slots, 27 Open Parking Slots, and 1 PWD Parking Slot
- Building B – 161 Residential Units, 18 Regular Parking Slots, 15 Open Parking Slots, and 1 PWD Parking Slot
- Building C – 175 Residential Units, 22 Open Parking Slots, and 1 PWD Parking Slot
- Building D – 188 Residential Units, 57 Open Parking Slots, and 1 PWD Parking Slot
- All PWD Parking Slots are not Saleable.

## 2. ON AMENITIES AND COMMON AREAS

Amenities available in the project are swimming pools, landscaped gardens, function area, play area and gazebo.

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

- A. The Residential 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. Roof deck area, which is not accessible to Unit Owners;
- E. Other resort-like and impressive facilities which include the following:

### AMENITIES

- Adult Pool
- Kiddie Pool
- Gazebo
- Function Area
- Play Area

### SERVICES

- 24-hour Security
- CCTV System on selected areas
- Front Desk
- Property Management Services

### BUILDING FACILITIES & UTILITIES

- 1 Elevator per Building
- Fire Exits
- Garbage Disposal Area on Every Floor
- Standby Generator Set for Common Areas and Selected Residential Outlet
- Automatic Fire Detection and Alarm System
- Sewage Treatment Plant
- Centralized Cistern Tank
- Mail Room at every Ground Floor

## 3. MURIATIC ACID - NOT RECOMMENDED AS CLEANING MATERIAL

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.

#### 4. ON 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
FLEXI SUITE UNIT	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
STUDIO UNIT	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	WATER HEATER
FLEXI SUITE UNIT	750 Watts	3000 Watts	WAC (1.5HP and 1.5HP)	3000 Watts
STUDIO UNIT	750 Watts	3000 Watts	WAC (1.5HP)	3000 Watts

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

IMC Pipe	
15mmØ, 20mmØ, 25mmØ	For Secondary Service Entrance, for all exposed works

D. On Cabinet Maximum Load Capacity

LOCATION	CABINET TYPE	DIMENSION	MAXIMUM LOAD CAPACITY
KITCHEN	BASE TYPE	varies; depending on the unit type 1200mm (L) x 600mm (W) x 850mm (H)	Max 50kgs per compartment

E. Under Panel Board stated in Section 7.10.4, the total number of circuit breaker per panel is as follows:

##### TOTAL NUMBER OF CIRCUIT BREAKER PER PANEL

UNIT TYPE	NUMBER OF CIRCUIT BREAKER
FLEXI SUITE UNIT	Main: 1 - 63AT, 100AF, 2P, 230V, 60Hz, 10 KAIC Branches: 3 - 20AT, 63AF, 1P, 230V, 60Hz, 10 KAIC 5 - 30AT, 63AF, 1P, 230V, 60Hz, 10KAIC MTS CB: 1 - 6AT, 50AF, 1P, 230V, 60Hz, 10KAIC
STUDIO UNIT	Main: 1 - 63AT, 100AF, 2P, 230V, 60Hz, 10 KAIC Branches: 3 - 20AT, 63AF, 1P, 230V, 60Hz, 10 KAIC 5 - 30AT, 63AF, 1P, 230V, 60Hz, 10KAIC MTS CB: 1 - 6AT, 50AF, 1P, 230V, 60Hz, 10KAIC

#### 5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of access

##### ACCESS DOOR DIMENSION (WXH)

	PASSENGER ELEVATOR CAR / SERVICE ELEVATOR CAR
ELEVATOR	1350mm (W) x 1400mm (D) x 2200mm (H)
MAIN OPENING DOOR	900mm (W) x 2100mm (H)

B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	DIMENSION (mm)	REMARKS
REFRIGERATOR	W - 550 D - 600	Alloted Space
WASHING MACHINE (inside T&B)	W - 500 D - 600	Alloted Space

**6. 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  
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