

House Rules and Renovation Guidelines for *Park Residences*

1. PROJECT NAME AND DESCRIPTION

Park Residences, a residential condominium project, is developed by Vancouver Lands, Inc. located along Governor's Drive, Mangubat Avenue, Barangay Tagapo, Sta. Rosa, Laguna, as constituted in the Master Deed, and shall consist of the Land and all improvements constructed thereon.

The project consists of Fourteen (14) Buildings with One Thousand Eight Hundred Sixty-Four (1,864) Residential Units; Four Hundred Seventy (470) Parking Slots for residential unit owners.

Amenities available in the project are Gate and Guardhouse, Swimming pools, Clubhouse, Basketball court, Children's playground, Central garden and Landscaped areas.

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 Unit	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 Park Residences and are necessary conveniences for the existence, maintenance and safety of the community. These include the following:

- A. Residential Lobby and Elevator 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

- Gate and Guardhouse
- Swimming Pools
- Clubhouse
- Children's Playground
- Basketball Court
- Central Garden
- Landscaped Areas

Building Facilities & Utilities

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

Services

- 24-hour Security
- CCTV System on selected areas
- Front Desk
- 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 (LIVING)	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)

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	ACCU / WAC	WATER HEATER
Studio Unit	750 Watts	3,000 Watts	1 Unit WAC - 1.5 HP	3,300 Watts
Flexi Suite Unit	750 Watts	3,000 Watts	2 Units WAC - 1.5 HP each	3,300 Watts

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

CONDUIT TYPES AND SIZES	
15 mm Ø, 20 mm Ø, 25 mm Ø RSC / EMT Type	For all exposed works connecting to existing RSC / EMT Type conduits within the unit
15 mm Ø, 20 mm Ø, 25 mm Ø 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	1 Unit WAC - 1.5 HP	Approx. 600 mm x 665 mm	with Block-Out
Flexi Suite Unit	2 Units WAC - 1.5 HP each	Approx. 600 mm x 665 mm	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 - 63 AT, 100 AF, 2P, 230 V, 60 HZ, 10 KAIC BRANCHES: 4 - 20 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC 4 - 30 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC MTS CB: 1 - 6 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC
Flexi Suite Unit	MAIN: 1 - 63 AT, 100 AF, 2P, 230 V, 60 HZ, 10 KAIC BRANCHES: 4 - 20 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC 4 - 30 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC MTS CB: 1 - 6 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC

5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of Access:

ACCESS DOORS DIMENSION (W x H)

	PASSENGER ELEVATOR CAR
ELEVATOR	+/- 1,600 mm X 1,400 mm
MAIN DOOR OPENING	+/- 1,100 mm X 2,100 mm

B. Standard Unit turn-over dimension for fixed appliances

PARTICULARS	DIMENSION (W x D)	REMARKS
Refrigerator	600 mm x 600 mm	Maximum Allotted Space
Washing Machine (inside T&B)	600 mm x 600 mm	Maximum Allotted Space

6. KITCHEN CABINET & COUNTER TOP DIMENSION PER UNIT TYPE

UNIT TYPE	KITCHEN CABINET WITH COUNTER TOP	DIMENSION (D x L)	
Studio Unit	Base Type	With Column	Approx. 600 mm x 1,200 mm
		Without Column	Approx. 600 mm x 1,200 mm
Flexi Suite Unit	Base Type	With Column	Approx. 600 mm x 1,200 mm
		Without Column	Approx. 600 mm x 1,200 mm

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 15,000.00
- Major Renovation: Php 30,000.00

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
- 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.