



Clairemont Hills

CLAIREMONT HILLS

Alfonso XIII St., San Juan City
Posh Properties Development Corp.

AI Anchor Land
Holdings Inc.
安泰地產(集團)有限公司



POSH
Properties Development Corporation

PROJECT BRIEF

February 07, 2012

What is the exact location of the property?

The property is located in the Municipality of San Juan, Metro Manila, Philippines.

What are the views that can be enjoyed by the residential unit owners?

Manila Skyline, Makati Skyline and Ortigas Skyline.

PROPERTY AND STRUCTURE DIMENSIONS

What is the total lot area? The total lot area is **5,627.00** square meters.

What is the building footprint? For the Tower, amenity footprint is **544.40** square meters, and the typical residential footprint is **647.00** square meters.

For the Townhouse, the total building footprint is **3,952.83** square meters.

What is the total gross floor area of the project?

The total gross floor area of the project is approximately **26,116.89** square meters (including parking areas).

What is the total height of the building (Tower)? (No. of floors and heights in meters)

The building is composed of 15 levels above surface which includes ground floor amenity, mezzanine amenity, 12 typical residential levels, and roof deck level. It also has a lower ground level with a floor to floor height of 3.30 meters. It has a total height of approximately 52.90 meters from lower ground level up to level of roof deck. Numbering of floors is up to the 16th level (Marketing count).

What is the total height of the Townhouse? (No. of floors and heights in meters)

The townhouse is composed of 3 levels above surface which includes a ground floor, second floor and a roof deck and 1 basement level below surface. It has a total height of approximately 10.80 meters from ground level up to level of roof deck.

LOBBIES AND ELEVATORS

How many lobbies will there be?

There will be one (1) lobby for the residential tower. The lobby is located at the center of amenity level.

What is the floor to floor vertical height of the main lobby?

The vertical height from floor to floor (Upper Ground floor to Mezzanine floor) is **5.60** meters. (Refer to interior designer for the enhancement).

What is the area measurement of the main lobby?

164.10 square meters.

What materials will be used for the interior of the main lobby?

- a. Floor : Refer to interior designer for the enhancement
- b. Ceiling : Refer to interior designer for the enhancement
- c. Walls : Refer to interior designer for the enhancement

What materials will be used for the interior of the typical lift lobby?

- a. Floor : Refer to interior designer for the enhancement
- b. Ceiling : Refer to interior designer for the enhancement
- c. Walls : Refer to interior designer for the enhancement

How many elevators will be provided in each tower?

One (1) unit of 12-passenger elevator and one (1) 16-passenger service elevator with stops at lower ground, upper ground, 2nd, 3rd, 5th, 6th, 7th, 8th, 9th, 10th, 11th, 12th, 15th, 16th levels.

RESIDENTIAL UNITS

What floors will be covered by the residential units?

The floors that are occupied by the residential units are from the 2nd floor up to the 16th floor (marketing count).

How many units will there be?

For the residential tower, there will be a total of 48 (100%) residential units from 2nd floor – 16th floor (marketing count) tallied as follows:

No. of Units	Type	Percentage (%)	Saleable Area / Unit
24	Two bedroom unit	50%	113.50 SQM
24	Three bedroom unit	50%	156.80 SQM
Total:		48 units	

For the townhouse units, there will be a total of 23 (100%) residential tallied as follows:

No. of Units	Type	Percentage(%)	Saleable Area / Unit
9	Four bedroom unit (Typical)	37.08%	374.40 SQM
1	Four bedroom unit (Special): unit 1	4.17%	379.20 SQM
1	Four bedroom unit (Special): unit 5	4.17%	379.20 SQM
1	Four bedroom unit (Special): unit 6	4.17%	379.20 SQM
1	Four bedroom unit (Special): unit 10	4.66%	423.60 SQM
1	Four bedroom unit (Special): unit 11	4.49%	407.60 SQM
1	Four bedroom unit (Special): unit 12	4.71%	428.10 SQM
1	Four bedroom unit (Special): unit 15	4.91%	446.30 SQM
1	Four bedroom unit (Special): unit 16	4.90%	445.10 SQM
1	Four bedroom unit (Special): unit 17	4.77%	433.00 SQM
1	Four bedroom unit (Special): unit 18	4.50%	409.10 SQM
1	Four bedroom unit (Special): unit 19	4.71%	428.00 SQM
1	Four bedroom unit (Special): unit 22	4.41%	400.80 SQM
1	Four bedroom unit (Special): unit 23	4.17%	379.20 SQM
1	Four bedroom unit (Special): unit 27	4.17%	379.20 SQM
Total:		23 units	

What is the floor to floor height of each residential floor?

For the tower, the floor to floor height of the typical residential unit is **3.25 meters**

For the townhouse:

- a. floor to floor height from the lower ground floor to upper ground floor is **3.30 meters**
- b. floor to floor height from upper ground floor to second floor is **3.30 meters**
- c. floor to floor height from second floor to roof deck level is **3.0 meters**

What is the width of the hallway?

The width of the hallway per each residential floor of the tower is **1.50 meters**

What is the width of the elevator lobby per each residential floor?

The width of the elevator lobby per each residential floor of the tower is **2.50 meters**

STRUCTURAL SPECIFICATION AND UTILITIES

What is the type of foundation that will be used for the building?

The building will use a combination of strip footing and mat foundation (for the condominium).

Is there a provision for air-conditioning units?

All residential units for both tower and townhouse have electrical provision for split type air conditioning. Proposed locations are shown on the plans.

Is there a provision for hot and cold water in each residential unit?

There would be an electrical provision for water heater. For the townhouse units, to supply shower heads a provision for storage type heater system will be allotted. For the tower units provisions for (electrical and piping) multi point water heater system will be provided.

Where will the water tanks be located?

- Overhead water tanks are located at the tower roof deck / machine room level, supplying the tower units.
- Underground water storage tank is located at the tower substructure level, with *constant pressure system* supplying the townhouse units.

Is there back-up power?

In the event of normal power failure, generator sets will be utilized as standby power source of the Tower and Townhouse Units. The emergency power will be diesel-fueled engine generator sets.

- 100% for life safety loads, pumps & motors, admin loads & common area.
- Selected load @ Residential Tower and Townhouse Units (10-15%), namely:
 - 1 Lighting Outlet for Foyer
 - 1 Lighting Outlet for Living / Dining Area
 - 1 Lighting Outlet for Master Bedroom
 - 1 Outlet for Refrigerator
 - 1 Convenience Outlet for Living Area
 - 1 Convenience Outlet for Master's Bedroom

How many lighting and convenience outlets are provided?

I. Lighting Outlets:

For Residential Tower and Townhouse Units:

- 1 Lighting Outlet for Foyer
- 1-2 Lighting Outlet for Kitchen
- 1-2 Lighting Outlet for Living Area
- 1-2 Lighting Outlet per Toilet & Bathroom
- 1-2 Lighting Outlet per Bedroom
- 1 Lighting Outlet for Maid's Room
- 1 Provision for Decorative Lighting

II. Convenience Outlets:

For Residential Tower and Townhouse Units:

- 1-Convenience Outlet for Kitchen Countertop (GFCI)
- 1-2 Convenience Outlet for Dining Area
- 1-Convenience Outlet for T&B sink (GFCI)
- 1 Convenience Outlet for TV Area
- 1 Outlet for Refrigerator
- 2-3 Convenience Outlet for Living Area

Will there be individualized electric and water meters?

For the electric meter, there will be (3) clusters of kilowatt/hr meter provision for the townhouse, and (1) meter center provision for the tower.

For the water meters, there will be individualized water meter provision for the townhouse, and (1) water meter center provision for the tower.

AMENITIES, SERVICES, AND OTHER FEATURES

The amenities are listed as follows:

- 5.00m (W) x 25.00m (L) x 1.20m (D) Lap Pool and 3.00m (W) x 5.00m (L) x 0.60m (D) Kiddie pool
- Function room
- Gym
- 281.50 square meters spacious landscaped areas
- Children's Playground
- 307.20 meters-long Jogging/bike path

What are the other features of the project?

- a. 3.0 meter-high perimeter wall
- b. 24-hr security.
- c. Automatic fire alarm and sprinkler system for residential units and common areas.
- d. CCTV

What are the safety features of the building?

- a. Building life safety compliance to local fire code and NFPA 101 safety code.
- b. Semi-addressable Fire Detection and Alarm System.
- c. All equipment provided with accessible clearance for maintenance.
- d. Fire rated residential doors for main and rear doors
- e. Pressurized Fire Exit stairs for Tower
- f. Mechanical Ventilation for Lower Ground Parking
- g. Security intercom

PARKING LEVELS

How many parking levels will be provided?

There will be 1 parking level located at the Lower Ground Level provided for both Tower and Townhouse units

How many parking slots will be provided per Townhouse unit?

A provision of 3 parking slots/unit will be allotted located at the Lower Ground Level of each of the Units.

What is the total number of the parking slots for Tower Units?

Listed below is the Parking tabulation for Tower Units:

For tandem not counted:

Floor	Car Parking Slots	Motorcycle Slots
Lower Ground	49	-
Total:	49 slots	-

For tandem counted:

Floor	Car Parking Slots	Motorcycle Slots
Lower Ground	53	-
Total:	53 slots	-

What is the size of each parking slot?

The size of each parking slots is 2.50 meters wide by 5.0 meters in length with a total area of 12.50 sqm.

What is the vertical clearance of the carpark?

Vertical clearance from floor to the bottom of the beam is approximately 2.70 meters.

What is the width of the driveway of the parking area?

The width of the driveways in the parking levels is 6.00 meters.

Where is the entrance/exit point of the carpark?

The entrance / exit point is along Alfonso XIII St.

Advantages of tenants for having a unit in this project:

- a. The location of the development is near exclusive secondary schools, top university, malls, government office, market, and hospitals.
- b. The various developments in its vicinity are mostly residential.
- c. All vehicular access and parking are located at the Lower Ground Level, as well as the centralized utilities.
- d. Spacious landscape and pedestrian-friendly environment are provided at the Upper Ground Level.
- e. Both tower and townhouse unit owners have exclusive access to the amenities.
- f. Low-density development.
- g. All 2-bedroom units of the tower have 180-degree view provision for its living area and bedrooms, while all 3-bedroom units have a 270-degree view provision for its living area and bedrooms.
- h. All tower units have its own maids/utility room.
- i. Owning one of the 23 exclusive townhouse units with 4 levels.

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R E A L T Y

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