



FORTUNE HILL  
SAN JUAN



# FREQUENTLY ASKED QUESTIONS

# SALES FAQ'S

**Q: Is the area of the foyer included in the area of the unit?**

*A: Yes, the area of the foyer, balcony, ledge, or garden (whichever are applicable) are part of the unit's total area.*

# SALES FAQ'S

**Q:** How come the unit areas shown in the Sellers Hub are bigger than what you are declaring?

*A: Since the parking slots are already included in the package, the area of the assigned parking slots are also shown*

Unit Information	
Project :	Fortune Hill
Phase/Building :	GOLD
Block/Floor :	Eighth Floor
Inventory Unit :	U8B (#59)
Product Type :	Condominium Unit
Product Sub Type :	3BR
Area(sqm) :	179.37000
Status Allocation :	Local Inventory
House Model :	-
Inclusions :	GOLD - LEDGE - 8B (#565) GOLD - FB1 P014 (#9) GOLD - BALCONY 8B (#70) GOLD - FB1 P015 (#10) GOLD - FOYER 8B (#63)

# TECHNICAL DETAILS FAQ'S

Q: What is the floor to ceiling height of the units?

A:

FLOOR	LIVING AREA/ BEDROOMS	T&B
3 <sup>rd</sup>	±3.5m	±2.4m
5 <sup>th</sup> – 18 <sup>th</sup>	±2.9m	±2.4m
PH	±3.3m	±2.4m

# TECHNICAL DETAILS FAQ'S

Q: What are the standard unit deliverables and finishes?

*A: Please see next slide.*

# STANDARD UNIT DELIVERABLES

AREA	DELIVERABLES
Living	AV Intercom
Kitchen	Base and overhead Cabinets
	Countertop
	Kitchen sink and faucet
	Provision for kitchen exhaust
Powder Room/T&B	Lavatory and faucet
	Water closet
	Rainshower and telephone type shower set
	Shower enclosure
	Facial mirror
	Countertop with cabinet
	Extra cabinet (selected units)
	Towel bar, robe hook, soap and tissue holder
	Provision for multi-point water heater (T&B); single-point (powder room)
Bedroom	Cabinets
Maid's Room	Provision for faucet for washing machine
Maid's T&B	Lavatory and faucet
	Telephone type shower set
	Soap holder

# STANDARD UNIT FINISHES

AREA	ITEM	FINISH
Foyer	Floor	600mm x 600mm Homogenous tiles
Living and Dining	Floor	600mm x 900mm Homogenous tiles
Bedrooms	Floor	Engineered wood
	Cabinets	Modular wood laminate
Kitchen	Floor	600mm x 900mm Homogenous tiles
	Countertop	20mm thick Quartz finish
	Cabinets	Phenolic Board with high gloss laminate
Powder Room/T&B	Floor	300mm x 600mm ceramic tiles
	Wall	300mm x 600mm ceramic tiles
	Bathroom Counter	Phenolic Board with high gloss laminate with granite finish countertop
	Extra Cabinet (selected units)	Phenolic Board with high gloss laminate
Maid's Room	Floor	300mm x 600mm ceramic tiles
Maid's T&B	Floor	300mm x 600mm ceramic tiles
	Wall	300mm x 600mm ceramic tiles
Balcony	Flooring	300mm x 600mm ceramic tiles
	Railing	Stainless steel hairline finish
General Area	Wall	Painted finish
	Ceiling	Painted finish



# BUILDING FEATURES FAQ'S

Q: What is the standby backup power?

*A: Common areas and units have 100% backup power*

# BUILDING FEATURES FAQ'S

**Q: Is there a limit to the AC capacity I can install in my unit?**

*A: Refer to the table below for maximum allowable AC capacity per unit type:*

AREA	ORDINARY MULTI-SPLIT TYPE	INVERTER MULTI-SPLIT TYPE
<b>3-BEDROOM UNIT</b>		
Living/Dining	3.0 HP	3.5 HP
Master BR	1.0 HP	1.5 HP
2nd BR	1.0 HP	1.5 HP
3rd BR	1.0 HP	1.5 HP
TOTAL	6.0 HP	8.0 HP
<b>2-BEDROOM UNIT</b>		
Living/Dining	2.0 HP	2.5 HP
Master BR	1.0 HP	1.5 HP
2nd BR	1.0 HP	1.5 HP
TOTAL	4.0 HP	5.5 HP

# BUILDING FEATURES FAQ'S

**Q: Which areas will be accessible using myRFID?**

*A: with the RFID, the basement floors, GF, 2F Amenity Area will be accessible. Owners can use either the Service Elevator or the Dedicated Elevator leading to their own foyer.*

**Q: Is the Roof Deck accessible to residents?**

*A: Only the Admin and its employees are allowed to access the Roof Deck*

# TURNOVER FAQ'S

**Q: I want to purchase 2 adjacent units. Can you turnover these units with a door opening in between? Can you remove certain walls inside a unit?**

*A: Since the projects are almost 100% completed, construction of door openings and any other alterations will be care of the buyer upon turnover of the unit (subject to PRO-EXCEL's review and approval of plans)*

# RENOVATIONS & HOUSE RULES FAQ'S

Q: What do I need to do to start the renovations in my purchased unit?

A:

- *Turnover & Acceptance – Owner must accept the unit first (signed the Acceptance Form and settle the Turnover Fees). Owner must provide a copy of the Acceptance Form to the PMO (Property Management Office)*
- *Fit-out Coordination Meeting – Owner, with his Designers and Contractors, must meet with the PMO to discuss his intent to renovate his unit.*
- *Fees Settlement and Plan Submission – Complete sets of plans for PMO's review and Fees must be settled prior to approval of proposed renovations.*
- *PMO shall issue a Notice to Proceed (NTP) signifying the approval of plans.*
- *Work Permit from the PMO must be secured by the Owner/Contractor upon receipt of the NTP prior to mobilizing*

# RENOVATIONS & HOUSE RULES FAQ'S

Q: How much do I need to pay to start with the renovations?

A:

- *Construction Bond – refundable; Php 50,000 for minor renovations, Php 100,000 for major renovations*
- *Vetting Fee – non-refundable; for the review of renovation plans; Php 5,000*
- *Monitoring Fee – non-refundable; for the regular monitoring of renovations; Php 5,000*

# RENOVATIONS & HOUSE RULES FAQ'S

**Q: Are pets allowed inside my unit?**

*A: (1) Aquarium fish, (1) caged birds, (2) dogs (maximum height of 2 ft)/cats may be kept inside the unit but must be properly registered with the PMO first.*

**Q: Can I place furniture in my balcony?**

*A: Movable furniture not exceeding 1m in height may be placed in the balcony. The balcony is not to be used as laundry/drying/cooking area.*

**Q: Can I renovate and furnish my foyer?**

*A: The foyer can be repainted as long as paint is in neutral shade and is approved by the PMO. Movable furniture may be placed in the foyer as long as these do not block the pathway leading to the Fire Exit.*

# PROPERTY MANAGEMENT FAQ'S

Q: How much is the Association Dues in Fortune Hill?

A: *Tentative Php140/sqm*



# PROPERTY MANAGEMENT FAQ'S

**Q: What items are included in association dues and what are not included? Any maximum rate on increase year on year?**

*A: The dues are collected primarily for the maintenance of the building or the common expenses for the upkeep of the common areas. This includes (but are not limited to) the ff:*

- Utility bills such as Light and power (Merlaco bill), water bill, and phone bills*
- Security deployment expenses*
- Housekeeping and Manpower Services*
- Supplies*
- Preventive Maintenance of Equipment and Facilities such as elevators, genset, pool pumps, etc.*
- Permits and Licenses*
- RPT and Insurance of common areas*
- Other expenses necessary to ensure that the building is fully functional and maintained properly*

*RPT and maintenance costs of the individual units, as well as utilities are not part of the Association Dues.*

*There is no max rate increase per year as Assoc Dues is computed based on the need of the building for maintenance.*

# PROPERTY MANAGEMENT FAQ'S

**Q: If I don't intend to use any of the amenities, will I still be required to pay Association Dues?**

*A: The maintenance of the amenities such as Function Rooms and Swimming pool only form a fraction of the Dues. A large portion of the Dues is for the maintenance of common areas which the resident will be sure to use (an example of which are the elevators).*

**Q: Since I pay the Dues, does this mean that I can use all amenities with no extra charge?**

*A: The use of amenities such as the Function Room will be by reservation only and the user will be charged a Rental Fee to cover the utilities and maintenance fees which will be incurred during the use of the area.*

# PROPERTY MANAGEMENT FAQ'S

**Q: How will I be billed for my unit's utilities?**

*A: Billing for Meralco/Phone/CATV provider will be sent straight to the owner's Mailbox and must be paid by the owner on or before the due date.*

*Water consumption will be billed by Property Management based on the water reading on the individual sub-meters. The owner will pay directly to the Admin.*

**Q: Will the Admin collect garbage from my unit?**

*A: It will be the residents' responsibility to bring the garbage directly to the Garbage Room located at the Ground Floor (Parking Area)*