



BRIGHT HOMES & REALTY CORPORATION

HOUSE IMPROVEMENT FAQs

HOUSE IMPROVEMENT TYPE				DESCRIPTION OF WORK	TOTAL AMOUNT	ADMINISTRATIVE FEE	REFUNDABLE	VALIDITY PERIOD	RENEWAL
A	I	Repair/ Minor Modification		Fenestrations, Re-painting, stone works, tile works, lot concreting, service area enclosure	5,000	1,000	4,000	2 Months	RENEWABLE ( 1 MONTH)
	II	Perimeter Fence	a.	Inner Unit of Cluster or Townhouses	5,000	1,000	4,000	2 Months	RENEWABLE ( 1 MONTH)
			b.	Corner and End unit of Cluster and Townhouses, Single-Attached and Single-Detached Houses, New house construction	8,000	1,500	6,500	2 Months	
	III	House Extension (Ground Floor)	a.	Kitchen extension, Roofing for garage, any extension that will increase the house floor area	12,000	2,000	10,000	4 Months	RENEWABLE (2 MONTHS)
			b.	w/ provision for mezzanine/ loft using light materials (steel joist & wood)					
	B	I	House Extension (Second Floor)		balcony/ terrace; any extension made at 2 <sup>nd</sup> floor esp. with the use of reinforced concrete slab	20,000	4,000	16,000	6 Months
II		Renovation		Major modification in the appearance of the existing unit losing the original house design	30,000	6,000	24,000	8 Months	RENEWABLE (4 MONTHS )
III		New House Construction		Lot only	50,000	10,000	40,000	1 ½ Years	RENEWABLE (6 MONTHS )

WHO CAN APPLY FOR CONSTRUCTION BOND?

1. Home Owner (Present an ID upon Applying)
2. SPA of the Home Owner please present a photocopy of your SPA upon inquiring.
3. Person with Authorization letter from the home owner with a photocopy of home owner’s ID and his/her three (3) signatures

WHAT ARE THE REQUIREMENTS FOR CONSTRUCTION BOND?

- A. FOR TYPE A HOUSE IMPROVEMENT

1. Must have secured an ATMI (Authority to Move In)

2. Plan of the proposed perimeter fence/ extension/repair. (floor plan: front view, side view: *indicate materials and measurements; b. list of materials and quantity*)

3. List of names of workers and photocopy of their Brgy. Certificate Registration or ID
- B. FOR TYPE B HOUSE IMPROVEMENT:

1. Must have secured ATMI (Authority to Move In)

2. Submit building permit plans to main office for approval (If approved, Endorsement letter will be given prior to application of building permit by the owner/client)

Clearance will be given upon submission of the following:

1) Photocopy of Building permit

2) 1 Set of Plans

3) List of names of workers and photocopy of their Brgy. Certificate Registration or ID

WHAT ARE THE BASIC CONSTRUCTION BOND DESIGN GUIDELINES?

REPAIR OR MINOR MODIFICATION

1. Re-painting, stone works, tile works (more than 3 sqm), minor modifications (partitions, openings, service area roofing)
- FOR PERIMETER FENCE:
1. Maximum of two meters in height

2. Structures are not allowed beyond the property line (plant boxes, roof eaves, gutter etc.)

3. Temporary fence made of wood/bamboo is not allowed.

FOR EXTENSION

1. Extension should not go beyond the property line (Including the roof eaves or any type of concrete/wooden materials)
2. Fire wall must be 200 mm thick wall if the extension reaches the property line at the side of your property.
3. Concrete roofing is not allowed for ground floor house extension

(SEE COMPLETE CONSTRUCTION BOND DESIGN GUIDELINES)

THE INTENDED HOUSE IMPROVEMENT SHALL CONFORM TO THE FOLLOWING:

1. PD 1096 (NATIONAL BUILDING CODE OF THE PHILIPPINES)

2. HLURB Housing Standards

3. DEED OF RESTRICTIONS (DOR) OF BHRC Subdivisions

WHAT ARE THE TERMS AND CONDITIONS?

- A. BHRC reserves the right to forfeit the construction bond in case of:

1. Deviation or Alteration of Actual Construction from the Approved Construction Plan of BHRC Planning & Engineering Department

2. Violation of Provision/s in the DOR of the BHRC Subdivision such as non-disposal of construction debris, mixing concrete on roads or sidewalks, etc.

3. Damages to existing structures, like roads, sidewalk pavements, curbs, gutter, manhole, and other underground utilities

4. Using the adjacent lot as dumping or littering area
- B. BHRC reserves the right to demolish any illegal, unauthorized or faulty structures should the lot owner refuse to voluntarily rectify the improvement within a period of one (1) month from the receipt of the notice of violation
- C. In Case the amount of construction deposit is not enough to pay for the demolition work, the unit owner shall reimburse BHRC for the excess amount within one (1) month from the receipt of billing, Failure on the part of the unit owner to settle. Any balance from the demolition of the illegal structure shall be a valid basis for BHRC to subject the unit owner to administration sanctions until the unpaid amount is collected/paid.
- D. Workers/Personnel working under BHRC are not allowed to render services for the homeowner; BHRC reserves the right to forfeit the construction bond if violation of the said condition was found.

CAN I RENEW CONSTRUCTION BOND CLEARANCE: RENEWAL FEE: P500.00

You can only renew **once**. Renewal of Construction Bond shall be done at least six (6) days before the validity date of the present construction bond clearance. Address: Head Office (1 Working day process).

REQUIREMENTS:

- 1) Construction Bond Clearance
- 2) Printed picture of ongoing construction
- 3) List of remaining construction works
- 4) Construction Bond Clearance (Tarpaulin- to be provided by BHRC)

I CONFIRM THAT I HAVE READ AND UNDERSTOOD THE ABOVE HOUSE IMPROVEMENT GUIDELINES AND THE TERMS & CONDITIONS OF HOUSE IMPROVEMENT APPLICATION.

SIGNATURE OVER PRINTED NAME