



# THE GRAMERCY RESIDENCES

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## AT CENTURY CITY

<i>TO:</i> <b>ALL UNIT OWNERS &amp; RESIDENTS</b>	<b>CIRCULAR</b>	<i>DATE:</i> <b>June 4, 2024</b>
<i>FROM:</i> <b>PROPERTY MANAGEMENT OFFICE</b>		<i>NO.</i> <b>TGR-BC-202406-01</b>
<i>SUBJECT:</i> <b>LIMITATION ON THE NUMBER OF OCCUPANTS PER UNIT VIS-À-VIS USE THE AMENITIES</b>		

Due to the increasing occupancy rate of the building, the Board resolved to impose limitations on the number of occupants per unit in accordance with the pertinent laws, rules and regulations, including the maximum load and airspace requirements imposed by the National Building Code of the Philippines. Overcrowding can lead to excessive wear and tear of the facilities and common areas, increase in noise levels, and strain on building infrastructure such as plumbing and electrical systems. Additionally, it can pose significant safety hazards, particularly in emergency situations where evacuation routes may become congested. By establishing and enforcing occupancy limits, the Board aims to preserve the integrity of the community, ensure compliance with safety regulations, and foster a harmonious living environment for all residents. Accordingly, all unit owners and residents shall observe the following limitations on the maximum number of occupants per unit:

<b>Unit type</b>	<b>Maximum number of occupants</b>
Studio/One (1) bedroom	2
Two (2) bedroom	4
Three (3) bedroom	6

Similarly, unrestricted use of the amenities can result in accelerated depreciation, increased maintenance requirements, higher utility costs, potential safety hazards, overuse, and dissatisfaction of the users. Consequently, the Board resolved to regulate the use of amenities for the purpose of promoting the welfare and safety of the general membership and ensuring that all residents can enjoy a comfortable, safe, and well-maintained living environment. These measures likewise aim to preserve the building's value, enhance residents' quality of life, and ensure that everyone has fair and equal access to the community's resources. Accordingly, all unit owners and residents shall observe the following limitations on the maximum number of users per unit who can use the amenities simultaneously:



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Amenity	Unit Type		
	Studio/One (1) bedroom	Two (2) bedroom	Three (3) bedroom
35 <sup>th</sup> Floor	2	4	6
36 <sup>th</sup> floor	2	4	6
Gym	2	4	6

*Note: Guests must be accompanied by the unit owner or resident at all times.*

Rest assured that the Corporation is committed in maintaining the structural integrity of the building and the high quality of its amenities while ensuring the safety, comfort, and fair access of the residents.

This Circular shall take June 15, 2024.

For your information and reference.

Thank you very much.

### **PROPERTY MANAGEMENT OFFICE**