

FREQUENTLY ASKED QUESTIONS REGARDING HIYAA FLAT MODIFICATION

What is the maintenance hotline?

Please contact 1516

How do I apply for modification work?

Where can I get the modification form?

You may apply for modification & construction through tenant portal

<https://tenants.hdc.com.mv/login?lang=en>

What are the guidelines for modification work?

Please refer to <https://hdc.com.mv/app/files//2021/08/Modification-Guideline-FINAL-published.pdf>

What are the modification works I can do in my flat?

A construction approval is required for modification works. Please select the works you wish to carry on;

BASIC MODIFICATIONS

- Internal wall painting and putty application
- Fixing of objects and furniture to the walls by using adhesives (ensuring no damages to the building)
- Installation of safety fence on the inside of windows as a safety measure
- Installation of door closers
- Tiling, laying novilon or installation of parquet
- Installation of additional socket while ensuring the output does not exceed the maximum load of the flat (Drawing required if installation is on concrete wall)
- Installation or replacement of doors, door frames and locks (ensure no damages to the structure)

MODIFICATIONS WORKS THAT REQUIRE TECHNICAL APPROVAL

- Kitchen counter removal or modification (using concrete chisel or grinder)
- Drilling of interior walls to install curtains, cupboards or TV (not to exceed drilling depth of 1 inch)
- Installation of AC and necessary drilling (according to the provided drawing guideline)
- Installation of CCTV camera system and necessary drilling (*Drawing Required*)
- Installation of water heater (only in the toilet where socket provision is available)
- Replacement of toilet fittings
- Tiling of toilet (tiling should be carried out with water proofing to avoid water leakage)
- Boxing exposed pipelines within the toilet
- Installation of kitchen hood
- Installation of electric lock in main door
- Installation of partitions or constructing walls in order to make extra rooms (*Drawing and Material List Required*)

PROHIBITED MODIFICATIONS

- Construction, building or modifications to the common areas of the ground floor of the condominium
- Relocating the window and door openings
- Cutting the concrete walls to lay cables, install sockets or switches
- Carrying out any works in regard to electrical wiring and water connections not stated in the permitted modifications
- Building partial or full decks within the flat
- Relocation of laundry area and sink drainage
- Carrying out any modifications not stated in the permitted works without approval from HDC

How do I know when the modification is approved?

Owner will receive a message to the mobile or tenant portal with a link to QR code.

Once you receive this approval, you may start work.

Can I move the materials to my flat? But I haven't received the approval.

We will allow tenants to move the materials to the flats as long as the tower has access to permanent electricity.

Where can I get the flat drawing?

(<https://hdc.com.mv/downloads/>)

Can I relocate/modify the room door?

Yes, you can relocate/modify the room door. But prior to approval you must submit a drawing with details of the location and size.

**please note the height on the door existing door opening cannot be changed*

Can I fix the electrical wires and sockets?

Yes, you certainly can. But note that you cannot move sockets through concrete walls

Can I relocate the existing hood?

Kitchen hood openings can only be relocated within the existing masonry wall

Can I fix an exhaust in the toilet?

Yes, certainly can. But note that exhaust fan cannot be installed by demolishing walls. Instead, installation can be done within the window panel.

Can I extend the height of the balcony railing?

Yes, you certainly can. However, balcony railing extensions must only be mounted from the inside wall and must not be blocked by an obstruction (such as; wall, glass, partition etc..)

Can I seal the window/door?

No, you cannot seal the window or door. But you can grill the windows from inside.

(Please remember to follow the modification guidelines)