

House Rules and Renovation Guidelines for *Air Residences*

1. PROJECT NAME AND DESCRIPTION

Air Residences is a mixed-use condominium development of SM Development Corporation located along Yakal St. and Malugay St., Brgy. San Antonio, Makati City. It is within Makati City's Central Business District's immediate vicinity. Spread across the 59-storey development are residential, commercial and office components distributed as follows:

- 3 levels of basement parking
- 2 levels of commercial space (Air Mall at the ground and portion of the 2nd floor)
- 3 levels of podium parking (portion of the 2nd floor, 3rd and 5th floors)
- 2 levels of office spaces (6th floor and portion of the 7th floor)
- 2 levels of amenities (portion of the 7th and 8th floors)
- Residential units starting from 8th floor (portion of) until the 59th floor

2. USE OF INDIVIDUAL UNITS

To prevent overcrowding in the unit, the maximum number of residents including infants, children, household staff, residing nurses, bodyguards etc. allowed per unit are as follows:

Studio Unit with Balcony	2 Residents only
1 Bedroom Unit with Balcony	2 Residents only
1 Bedroom Unit	2 Residents only
2 Bedroom Unit with Balcony	4 Residents only
2 Bedroom Unit	4 Residents only

The maximum number of occupants mentioned above will also include authorized guests staying for more than thirty (30) days.

3. AMENITIES AND COMMON AREAS

Common area refers to the areas within the project that are intended for the common use or benefit of all Unit Owners, Occupants, and Guests of Air Residences and are necessary conveniences for the existence, maintenance, and safety of the community. These include the following:

- Residential Lobby;
- Hallways on all floors in the residential towers, elevator lobbies, stairways, corridors, walkways, driveways, service rooms, and emergency exits;
- Landscape areas, which are reserved for the use of Unit Owners, Occupants, and Guests;
- Other resort-like amenity and facilities which includes the following:

7th FLOOR AMENITY LEVEL

- | | |
|--|---|
| <ul style="list-style-type: none">• Reflective Pool• Function Terrace• Seating Alcoves• Pool Table/ Billiards | <ul style="list-style-type: none">• Table Tennis• Game Alley• Kids Playground• Sports/Yoga Terrace |
|--|---|

8th FLOOR AMENITY LEVEL

- | | |
|--|--|
| <ul style="list-style-type: none">• Leisure & Lap Pool• Pool Island• Pool Pavilion• Sun Deck• BBQ Terrace• Landscape Area• Function Room | <ul style="list-style-type: none">• Function Terrace• Yoga and Exercise Lawn• Kids Play Pool• Kids Playground• Outdoor Lounge• Jogging Area |
|--|--|

BUILDING FACILITIES & UTILITIES

- | | |
|--|---|
| <ul style="list-style-type: none">• 12 Elevators | <ul style="list-style-type: none">• Centralized Cistern Tanks |
|--|---|

- 24-hour Security
- Semi-addressable Fire Protection and Alarm System
- Generator Sets for Common Areas and Selected Residential Outlets
- Provision for telecom and cable lines
- Intercom System

4. MURIATIC ACID - NOT RECOMMENDED AS CLEANING MATERIAL

Unit owners are enjoined not to use Muriatic Acid as a cleaning material in the unit (particularly in the kitchen and in the bathroom) since it is considered a highly corrosive chemical.

5. ELECTRICAL GUIDELINES

A. Each unit shall be allotted with the following emergency load:

UNIT TYPE	REFRIGERATION	LIGHTING	CONVENIENCE OUTLET	TOTAL SUPPLY WITH MTS
STUDIO UNIT	1.52174 Amps	0.109 Amps	0.7826 Amps	6AT (Amps CB)
ONE BEDROOM UNIT	1.52174 Amps	0.109 Amps	0.7826 Amps	6AT (Amps CB)
TWO BEDROOM UNIT	1.52174 Amps	0.109 Amps	0.7826 Amps	6AT (Amps CB)

B. Under Branch Circuit Standards stated in Section 7.10.3, summarized below are provisions for separate branch circuit of Fixed Appliances:

UNIT TYPE	WASHING MACHINE	ELECTRIC COOKTOP & RANGEHOOD	ACU	WATER HEATER
STUDIO UNIT	750 watts	2,680 watts	1.5 HP ACCU	3,300 watts
ONE BEDROOM UNIT	750 watts	2,680 watts	1.5 HP ACCU	3,300 watts
TWO BEDROOM UNIT (Unit 14)	750 watts	2,680 watts	3 - 1.5 HP ACCU	3,300 watts
TWO BEDROOM UNIT (Unit 49)	750 watts	2,680 watts	1.0 HP ACCU and 2.0 HP ACCU	3,300 watts

C. Acceptable conduit types to be installed shall be as follows:

RSC / EMT

15mmØ, 20mmØ, 25mmØ	For Secondary Service Entrance, For All Exposed Works
---------------------	---

D. Split type Air-Conditioning Unit Capacity

UNIT TYPE	BRAND	MODEL No.	CAPACITY	REMARKS
STUDIO UNIT	KOPPEL	KSW12R5CA + KPC12HH5CA	1.5 HP ACCU 1.1 KW	Split-type Aircon
ONE BEDROOM UNIT	KOPPEL	KSW12R5CA + KPC12HH5CA	1.5 HP ACCU 1.1 KW	Split-type Aircon
TWO BEDROOM UNIT (Unit 14)	KOPPEL	KSW12R5CA + KPC12HH5CA	1.5 HP ACCU 1.1 KW (3)	Split-type Aircon
TWO BEDROOM UNIT (Unit 49)	KOPPEL	KSW09R5CA + KPC09HH5CA KSW18R5CA + KPC18HH5CA	1.0 HP ACCU 0.8 KW 2.0 HP ACCU 1.5 KW	Split-type Aircon

E. Under Panel Board stated in Section 7.10.4, the total number of circuit breaker per panel is as follows:

TOTAL NUMBER OF CIRCUIT BREAKER PER PANEL

UNIT TYPE	NUMBER OF CIRCUIT BREAKER
STUDIO UNIT	Main: 1 - 63AT/100AF, 1P, 230V, 60Hz Branches: 4 - 20AT/50AF, 1P, 230V, 60Hz (4 Branches and 1-Space) 2 - 30AT/50AF, 1P, 230V, 60Hz MTS: 2 - 6AT/50AF, 1P, 230V, 60Hz
ONE BEDROOM UNIT	Main: 1 - 63AT/100AF, 1P, 230V, 60Hz Branches: 4 - 20AT/50AF, 1P, 230V, 60Hz (4 Branches and 1-Space) 2 - 30AT/50AF, 1P, 230V, 60Hz MTS: 2 - 6AT/50AF, 1P, 230V, 60Hz
TWO BEDROOM UNIT (Unit 14)	Main: 1 - 100AT/100AF, 1P, 230V, 60Hz Branches: 3 - 20AT/50AF, 1P, 230V, 60Hz 5 - 30AT/50AF, 1P, 230V, 60Hz 1 - 40AT/50AF, 1P, 230V, 60Hz MTS: 2 - 6AT/50AF, 1P, 230V, 60Hz
TWO BEDROOM UNIT (Unit 49)	Main: 1 - 80AT/100AF, 1P, 230V, 60Hz Branches: 4 - 20AT/50AF, 1P, 230V, 60Hz (4 Branches and 1-Space) 2 - 30AT/50AF, 1P, 230V, 60Hz 1 - 40AT/50AF, 1P, 230V, 60Hz MTS: 2 - 6AT/50AF, 1P, 230V, 60Hz

6. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of access

ACCESS DOOR DIMENSION (WXH)

DOOR OPENING	DIMENSION
SERVICE ELEVATOR	1,100 mm X 2,100 mm
PASSENGER ELEVATOR CAR	1,100 mm x 2,100 mm
MAIN DOOR OPENING	800 mm x 2,100 mm (minimum)

B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	BRAND	MODEL No.	DIMENSION (mm)	REMARKS
Electric Range (for One Bedroom)	Ariston	DK02 IX	W - 290 / L - 510	Max. Alloted Space
Electric Range (for Two Bedroom)	Indesit	TI60 IX	W - 580 / L - 510	Max. Alloted Space
Rangehood	Indesit	1642IX	W - 600 / L - 450	Max. Alloted Space (ductless type)
Refrigerator	Mabe	MAV070IAERSL	W - 526 / L - 575	Max. Alloted Space
20L Microwave Oven	Mabe	MEI2030DVSI	W - 435 / L - 338	Max. Alloted Space
Washing Machine (inside T&B)	Not Deliverable	Not Deliverable	W - 540 / L - 600	Max. Alloted Space

7. CABINET MAXIMUM LOAD CAPACITY

LOCATION	CABINET TYPE	DIMENSION	MAXIMUM LOAD CAPACITY
KITCHEN	BASE CABINET	600 x 1,800 (typical)	Maximum 30 kg per Module
KITCHEN	OVERHEAD CABINET	600 x 1,800 (typical)	Maximum 30 kg per Module