

House Rules and Renovation Guidelines for *Bloom Residences*

1. PROJECT NAME AND DESCRIPTION

Bloom Residences, a residential condominium project, is developed by SM Development, Corp. located along Dr. A. Santos Ave., Brgy. San Antonio, Parañaque City, as constituted in the Master Deed, and shall consist of the Land and all improvements constructed thereon.

The project consists of Sixteen (16) Towers with Ten Thousand Two Hundred Fourteen (10,214) Residential Units; Two Thousand Five Hundred Ninety-Three (2,593) Parking Slots for residential inclusive of Fifty-One (51) Persons with Disability (PWD) Slots, which are broken down as follows:

- Tower A - 563 Residential Units
- Tower B - 545 Residential Units
- Tower C - 548 Residential Units
- Tower D - 537 Residential Units
- Tower E - 553 Residential Units
- Tower F - 557 Residential Units
- Tower G - 725 Residential Units
- Tower H - 719 Residential Units
- Tower J - 709 Residential Units
- Tower K - 713 Residential Units
- Tower L - 565 Residential Units
- Tower M - 578 Residential Units
- Tower N - 703 Residential Units
- Tower O - 703 Residential Units
- Tower P - 763 Residential Units
- Tower Q - 733 Residential Units
- Site Development - 605 Parking Slots (inclusive of 27 PWD Slots)
- Basement - 1,988 Parking Slots (inclusive of 24 PWD Slots)

Amenities available in the project are Swimming Pools, Playground Area, Multipurpose Rooms, Basketball Court, Multi-Purpose Court, Jogging Path, Lawn Area and Tower Lobbies.

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:

- | | |
|---|------------------|
| 2 Bedroom Unit with Balcony | 4 Residents only |
| 2 Bedroom Unit with Mezzanine | 4 Residents only |
| 2 Bedroom Unit with Mezzanine and Balcony | 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 Areas refer to such areas within the project that are intended for the common use or benefit of all Unit owners of Hill Residences and are necessary conveniences for the existence, maintenance and safety of the community. These include the following:

- A. The Tower Lobbies
- B. All hallways on all floors in the residential towers, elevator lobbies, stairways, corridors, walkways, driveways, service/utility rooms and emergency exits;
- C. Landscaped areas, which are reserved for the use of Residential Unit Owners, Occupants or Guests;
- D. Amenities and Building Facilities:

Amenities

- | | |
|---------------------|-----------------------|
| • Tower Lobbies | • Basketball Court |
| • Multipurpose Hall | • Multi-Purpose Court |
| • Swimming Pools | • Jogging Path |
| • Playground Area | • Lawn Area |

Building Facilities & Utilities

- Passenger and Service Elevators per Tower
- Fire Exits
- Mailbox Area
- Automatic Fire Detection and Alarm System
- Garbage Disposal Area on Every Floor

- Standby Generator Set for Common Areas and Selected Residential Outlet
- Sewage Treatment Plant
- Centralized Cistern Tank

Services

- 24-hour Security
- CCTV System on selected areas
- Front Desk
- Property Management Services

4. ELECTRICAL GUIDELINES UNDER SECTION-7 OF RENOVATION GUIDELINES

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

UNIT TYPE	REFRIGERATION	LIGHTING	CONVENIENCE OUTLET	TOTAL SUPPLY WITH MTS
2-Bedroom with Balcony	1.5217 amps	0.0869 amps	0.7826 amps	20AT (amp CB)
2-Bedroom Unit with Balcony (End Unit)	1.5217 amps	0.0869 amps	0.7826 amps	20AT (amp CB)
2-Bedroom Unit with Mezzanine	1.5217 amps	0.0434 amps	0.7826 amps	20AT (amp CB)
2-Bedroom Unit with Mezzanine (End Unit)	1.5217 amps	0.0434 amps	0.7826 amps	20AT (amp CB)
2-Bedroom Unit with Mezzanine and Balcony	1.5217 amps	0.0434 amps	0.7826 amps	20AT (amp CB)

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

TOTAL POWER SUPPLY PROVISION IN WATTS

UNIT TYPE	WASHING MACHINE	ELECTRIC COOKTOP	ACU / WAC	WATER HEATER
2-Bedroom with Balcony	400 Watts	1,200 Watts	1 unit ACU - 1HP / 1 unit WAC - 1.5HP	1,200 Watts
2-Bedroom Unit with Balcony (End Unit)	400 Watts	1,200 Watts	1 unit ACU - 1HP / 2 units WAC - 1.5HP each	1,200 Watts
2-Bedroom Unit with Mezzanine	400 Watts	1,200 Watts	3 units WAC - 1.5HP each	1,200 Watts
2-Bedroom Unit with Mezzanine (End Unit)	400 Watts	1,200 Watts	3 units WAC - 1.5HP each	1,200 Watts
2-Bedroom Unit with Mezzanine and Balcony	400 Watts	1,200 Watts	1 unit ACU - 1HP / 2 units WAC - 1.5HP each	1,200 Watts

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

CONDUIT TYPES AND SIZES	
15mmØ, 20mmØ, 25mmØ RSC / EMT Type	For all exposed works connecting to existing RSC / EMT Type conduits within the unit
15mmØ, 20mmØ, 25mmØ PVC Type	For all concealed or embedded works connecting to existing PVC Type conduits within the unit

D. Air-Conditioning Unit Type and Capacity:

UNIT TYPE	CAPACITY / TYPE	DIMENSION (H x W)	REMARKS
2-Bedroom with Balcony	1 unit ACU - 1HP / 1 unit WAC - 1.5HP	WAC - Approx. 600mm x 450mm	with Block-out and Sleeve
2-Bedroom Unit with Balcony (End Unit)	1 unit ACU - 1HP / 2 units WAC - 1.5HP each	WAC - Approx. 600mm x 450mm	with Block-out and Sleeve
2-Bedroom Unit with Mezzanine	3 units WAC - 1.5HP each	WAC - Approx. 600mm x 450mm	with Block-out and Sleeve
2-Bedroom Unit with Mezzanine (End Unit)	3 units WAC - 1.5HP each	WAC - Approx. 600mm x 450mm	with Block-out and Sleeve
2-Bedroom Unit with Mezzanine and Balcony	1 unit ACU - 1HP / 2 units WAC - 1.5HP each	WAC - Approx. 600mm x 450mm	with Block-out and Sleeve

E. Under Panel Board stated in Section 7.11.4, the total number of circuit breaker per panel is as follows:

TOTAL NUMBER OF CIRCUIT BREAKER PER PANEL

UNIT TYPE	NUMBER OF CIRCUIT BREAKER
2-Bedroom with Balcony	Main: 1 - 60AT, 100AF, 2P, 230V, 60Hz, 10 KAIC Branches: 5 - 20AT, 100AF, 1P, 230V, 60Hz, 10 KAIC 3 - 30AT, 100AF, 1P, 230V, 60Hz, 10KAIC MTS CB: 1 - 20AT, 100AF, 1P, 230V, 60Hz, 10KAIC

UNIT TYPE	NUMBER OF CIRCUIT BREAKER
2-Bedroom Unit with Balcony (End Unit)	Main: 1 - 100AT, 100AF, 1P, 230V, 60Hz, 10 KAIC Branches: 5 - 20AT, 100AF, 1P, 230V, 60Hz, 10 KAIC 4 - 30AT, 100AF, 1P, 230V, 60Hz, 10KAIC MTS CB: 1 - 20AT, 100AF, 1P, 230V, 60Hz, 10KAIC
2-Bedroom Unit with Mezzanine	Main: 1 - 63AT, 100AF, 2P, 230V, 60Hz, 10 KAIC Branches: 5 - 20AT, 100AF, 1P, 230V, 60Hz, 10 KAIC 3 - 30AT, 100AF, 1P, 230V, 60Hz, 10KAIC MTS CB: 1 - 20AT, 100AF, 1P, 230V, 60Hz, 10KAIC
2-Bedroom Unit with Mezzanine (End Unit)	Main: 1 - 70AT, 100AF, 2P, 230V, 60Hz, 10 KAIC Branches: 5 - 20AT, 100AF, 1P, 230V, 60Hz, 10 KAIC 4 - 30AT, 100AF, 1P, 230V, 60Hz, 10KAIC MTS CB: 1 - 20AT, 100AF, 1P, 230V, 60Hz, 10KAIC
2-Bedroom Unit with Mezzanine and Balcony	Main: 1 - 63AT, 100AF, 2P, 230V, 60Hz, 10 KAIC Branches: 5 - 20AT, 100AF, 1P, 230V, 60Hz, 10 KAIC 3 - 30AT, 100AF, 1P, 230V, 60Hz, 10KAIC MTS CB: 1 - 20AT, 100AF, 1P, 230V, 60Hz, 10KAIC

5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of access

ACCESS DOOR DIMENSION (WXH)

	SERVICE ELEVATOR CAR	PASSENGER ELEVATOR CAR
Elevator	+/- 1,550mm x 2,200mm	+/- 1,550mm x 2,200mm
Main Door Opening	+/- 1,100mm x 2,100mm	+/- 1,550mm x 2,200mm

B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	DIMENSION (mm)	REMARKS
Electric Range	W - 600 / L - 600	Maximum Alloted Space
Refrigerator	W - 550 / L - 550	Maximum Alloted Space
Washing Machine (inside T&B)	W - 550 / L - 550	Maximum Alloted Space

6. KITCHEN CABINET & COUNTER TOP DIMENSION PER UNIT TYPE

UNIT TYPE	KITCHEN CABINET WITH COUNTER TOP	DIMENSION (mm)	REMARKS
2-Bedroom with Balcony	Base Cabinet	D - 600 / L - 1,600	Maximum 30kg per Module
2-Bedroom Unit with Balcony (End Unit)	Base Cabinet	D - 600 / L - 1,600	Maximum 30kg per Module
2-Bedroom Unit with Mezzanine	Base Cabinet	D - 600 / L - 1,600	Maximum 30kg per Module
2-Bedroom Unit with Mezzanine (End Unit)	Base Cabinet	D - 600 / L - 1,600	Maximum 30kg per Module
2-Bedroom Unit with Mezzanine and Balcony	Base Cabinet	D - 600 / L - 1,600	Maximum 30kg per Module

7. MURIATIC ACID – NOT RECOMMENDED AS CLEANING MATERIALS

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.

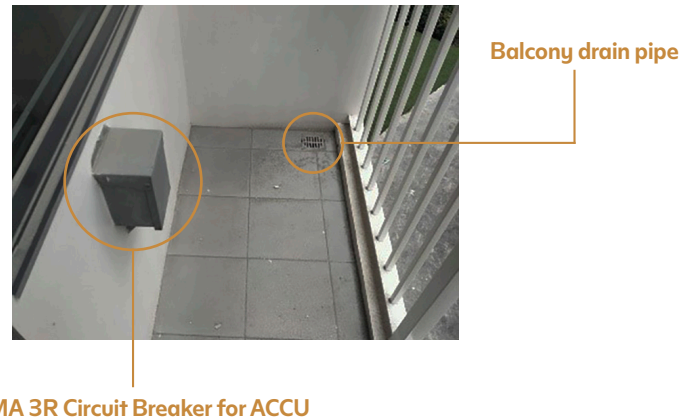
8. ACCESS PROVISION FOR UTILITY PIPES

Access provision for utility pipes is located in Bedroom One. Unit Owners will be notified in case there is a need to access their unit for maintenance and repair.

9. ACCESS PROVISION FOR UTILITY PIPES

Owner must remove and restore cover of 100mm dia. pipe sleeve (for split-type ACU) and cover of block-out (for wall mounted ACU) before installation of air conditioning unit and/or refrigerant pipes. (See attached reference below)

Residential Unit with Balcony:



Residential Unit without Balcony:



10. CONSTRUCTION GUIDELINES (KINDLY REFER TO RENOVATION GUIDELINES IN THE GENERIC HOUSE RULES)

A. Prescribed Fees shall be paid on a per unit basis, Administration and Elevator Fees must be paid on a per month basis depending on the duration of renovation (fraction of a month shall be considered as one month).

- Minor Renovation: Php 15,000
- Major Renovation: Php 30,000

B. Structural Guidelines

- Additional partitions within the units shall be limited to gypsum boards or other non-combustible lightweight materials. No CHB/Masonry partitions shall be allowed within the areas. Materials allowed for dry wall: Ficem, Gypsum and EPF
- Drilling is allowed. Depth to be limited in concrete cover. Apply structural epoxy as needed. Max depth allowed are as follows:

Wall and Slab - 50mm
Column and Beam - 40mm
Size of Screw - 3mm to 6mm diameter

- Concrete nails may not be used in Walls

C. Electrical Guidelines

- Layout of ceiling light fixtures shall fit the structural details of the areas such as columns, beams, wall obstructions, environment and other structural features. Materials allowed for max weight of light fixture 5kg to 10kg.
- The lighting fixture layout on each unit is designed to effectively illuminate designated area based on its intended use. Should there be any desired modifications from the unit owner, an additional layer of ceiling made of non-combustible material is recommended. Concrete chipping on the ceiling soffit to relocate lighting fixture and smoke detectors is not allowed.