

# House Rules and Renovation Guidelines for *Charm Residences*

## 1. PROJECT NAME AND DESCRIPTION

Charm Residences, a residential condominium project, is developed by SM Development, Corp. located along Felix Ave., Sto. Domingo, Cainta, Rizal, as constituted in the Master Deed, and shall consist of the Land and all improvements constructed thereon.

The project consists of Seven (7) Buildings with Three Thousand Twenty-Seven (3,027) Residential Units, which are broken down as follows:

- |   |   |
|---|---|
| • Phase 1 Tower A – 435 Residential Units | • Phase 2 Tower C – 357 Residential Units |
| • Phase 1 Tower D – 463 Residential Units | • Phase 3 Tower F – 357 Residential Units |
| • Phase 1 Tower E – 463 Residential Units | • Phase 3 Tower G – 476 Residential Units |
| • Phase 2 Tower B – 476 Residential Units |   |

And number of parking slots indicated in the Master Deed.

Amenities available in the project are Gate and Guardhouse, Pocket Gardens, Swimming Pools, Playground Area, Function Rooms, Outdoor Wellness Area, Basketball Court 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:

Studio Unit	3 Residents only
1 Bedroom Unit with Mezzanine	5 Residents only
2 Bedroom Unit	4 Residents only
2 Bedroom Unit with Balcony	4 Residents only
3 Bedroom Unit	7 Residents only
3 Bedroom Unit with Balcony	7 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 Charm 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  | • Gate and Guardhouse |
| • Function Rooms        | • Playground Area   | • Pocket Gardens      |
| • Outdoor Wellness Area | • Swimming Pools  |                       |
|                         | (2 Regular Lap Pools, 2 Kiddie Pools, 1 Spa Pool, 1 Lounge Pool*) |                       |

**Building Facilities & Utilities**

- 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
- Detention Tank

**Services**

- 24-hour Security
- CCTV System on Selected Areas
- 100% Back-up Power in Common Areas
- Leasing Services
- Property Management Services

*\* Pools may vary in manner of use especially SPA and Lounge Pool*

**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
Studio Unit	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
1-Bedroom Unit with Mezzanine	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
2-Bedroom Unit	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
2-Bedroom Unit with Balcony	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
3-Bedroom Unit	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
3-Bedroom Unit with Balcony	1.5217 amps	0.0869 amps	0.7826 amps	6AT (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 AND RANGEHOOD	ACU / WAC	WATER HEATER
Studio Unit	750 Watts	3,000 Watts	1 unit WAC - 1.5HP	3,300 Watts
1-Bedroom Unit with Mezzanine	750 Watts	3,000 Watts	3 units WAC - 1.5HP each	3,300 Watts
2-Bedroom Unit	750 Watts	3,000 Watts	2 units WAC - 1.5HP each	3,300 Watts
2-Bedroom Unit with Balcony	750 Watts	3,000 Watts	1 unit WAC - 1.5HP each 1 unit ACU - 1.5HP each	3,300 Watts
3-Bedroom Unit	750 Watts	3,000 Watts	4 units WAC - 1.5HP each	3,300 Watts
3-Bedroom Unit with Balcony	750 Watts	3,000 Watts	3 units WAC - 1.5HP each 1 unit ACU - 1.5HP each	3,300 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
Studio Unit	1 unit WAC - 1.5HP	Approx. 600mm x 380mm	with Block-out
1-Bedroom Unit with Mezzanine	2 units WAC - 1.5HP each	Approx. 600mm x 380mm	with Block-out
2-Bedroom Unit	2 units WAC - 1.5HP each	Approx. 600mm x 380mm	with Block-out
2-Bedroom Unit with Balcony	2 units WAC - 1.5HP each	Approx. 600mm x 380mm	with Block-out

UNIT TYPE	CAPACITY / TYPE	DIMENSION (H x W)	REMARKS
3-Bedroom Unit	4 units WAC - 1.5HP	Approx. 600mm x 380mm	with Block-out
3-Bedroom Unit with Balcony	3 units WAC - 1.5HP each 1 unit ACU - 1.5HP each	Approx. 600mm x 380mm	with Block-out

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
Studio Unit	Main: 1 - 63AT, 100AF, 1P+N, 230V, 60HZ, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 4 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 -6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC (EMERGENCY) 1 -6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC (NORMAL)
1-Bedroom Unit with Mezzanine	Main: 1 - 70AT, 100AF, 1P+N, 230V, 60HZ, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 4 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 -6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC (EMERGENCY) 1 -6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC (NORMAL)
2-Bedroom Unit	Main: 1 - 70AT, 100AF, 1P+N, 230V, 60HZ, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 4 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 -6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC (EMERGENCY) 1 -6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC (NORMAL)
2-Bedroom Unit with Balcony	Main: 1 - 70AT, 100AF, 1P+N, 230V, 60HZ, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 4 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 -6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC (EMERGENCY) 1 -6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC (NORMAL)
3-Bedroom Unit	Main: 1 - 125AT, 125AF, 1P+N, 230V, 60HZ, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 7 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 -6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC (EMERGENCY) 1 -6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC (NORMAL)
3-Bedroom Unit with Balcony	Main: 1 - 125AT, 125AF, 1P+N, 230V, 60HZ, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC 7 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 -6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC (EMERGENCY) 1 -6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC (NORMAL)

## 5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of access

#### ACCESS DOOR DIMENSION (WXH)

	PASSENGER ELEVATOR CAR
Elevator	+/- 1,600mm x 1,400mm
Main Door Opening	+/- 1,100mm x 2,100mm

B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	DIMENSION (mm)	REMARKS
Electric Range	W - 290 / L - 510	Maximum Alloted Space
Rangehood	W - 600 / L - 450	Maximum Alloted Space
Refrigerator	W - 526 / L - 575	Maximum Alloted Space
Microwave Oven	W - 435 / L - 338	Maximum Alloted Space
Washing Machine (inside T&B)	W - 540 / L - 600	Maximum Alloted Space

## 6. KITCHEN CABINET & COUNTER TOP DIMENSION PER UNIT TYPE

UNIT TYPE	KITCHEN CABINET WITH COUNTER TOP	DIMENSION (mm)	REMARKS
Studio Unit	Base Cabinet / Overhead Cabinet	D - 600 / L - 2,223	Maximum 30kg per Module
1-Bedroom Unit with Mezzanine	Base Cabinet / Overhead Cabinet	D - 600 / L - 1,500	Maximum 30kg per Module
2-Bedroom Unit	Base Cabinet / Overhead Cabinet	D - 600 / L - 1,500	Maximum 30kg per Module
2-Bedroom Unit with Balcony	Base Cabinet / Overhead Cabinet	D - 600 / L - 1,500	Maximum 30kg per Module
3-Bedroom Unit	Base Cabinet / Overhead Cabinet	D - 600 / L - 2,225	Maximum 30kg per Module
3-Bedroom Unit with Balcony	Base Cabinet / Overhead Cabinet	D - 600 / L - 2,225	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. 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

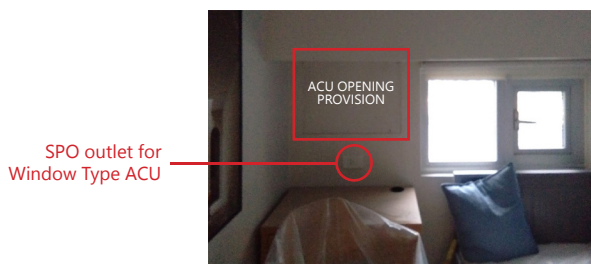
C. Electrical Guidelines

- 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.

## 9. INSTALLATION GUIDELINES FOR AIR CONDITIONING UNITS

Owner must remove and restore cover of 100mmØ 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 reference below)

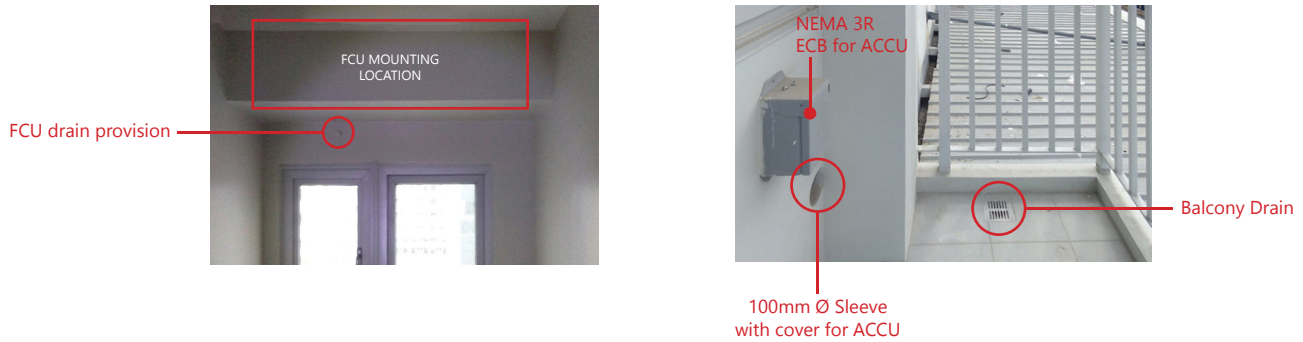
### WINDOW TYPE AIR CONDITIONING UNIT



- Typical opening provided is 600mm x 380mm
- One (1) Special Purpose Outlet (SPO) provided for each Window Type AC Unit

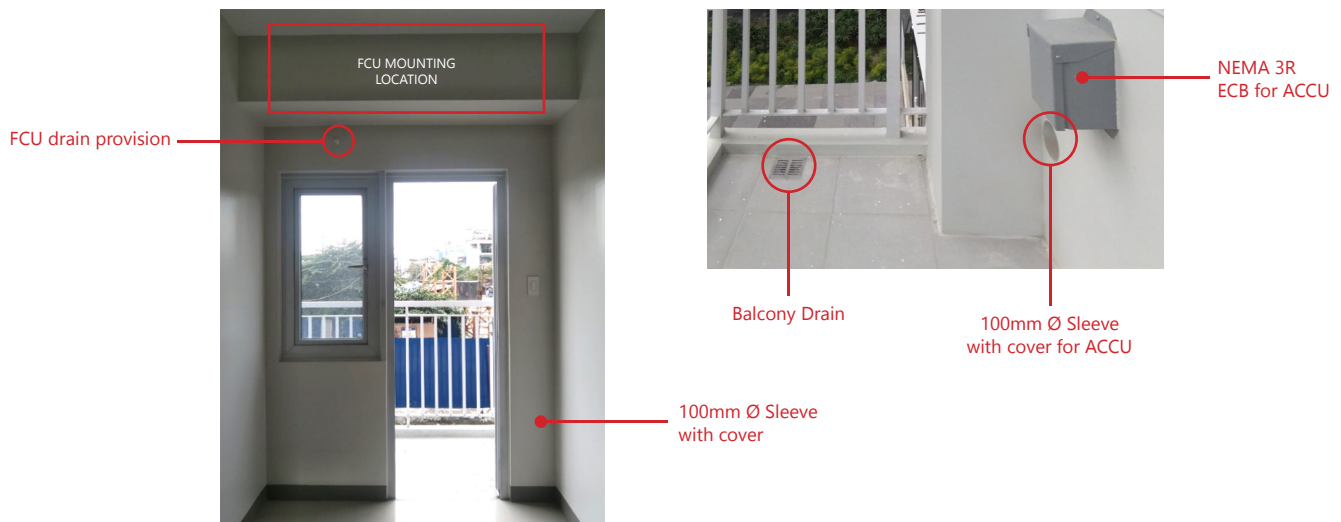
- AC drain provided at exterior ledge
- Circuit Breaker capacity provided is 32 Amps per unit

### SPLIT TYPE AIR CONDITIONING UNIT (for 2-Bedroom Unit with Balcony)



- Recommended mounting location of FCU is the middle section of the bulkhead provided
- All balconies provided with Balcony AC drain
- Breaker Box with 32 Amps breaker provided to serve as power supply
- ACCU to be mounted at balcony
- 100mm Ø sleeve provided for refrigerant piping

### SPLIT TYPE AIR CONDITIONING UNIT (for 3-Bedroom Unit with Balcony)



- Recommended mounting location of FCU is the middle section of the bulkhead provided
- With provision for drain and copper tubing opening from interior of unit
- All balconies provided with Balcony AC drain
- ACCU to be mounted at balcony
- 100mm Ø sleeve provided for refrigerant piping
- Breaker Box with 32 Amps breaker provided to serve as power supply