

# House Rules and Renovation Guidelines for *Cheer Residences*

## 1. PROJECT NAME AND DESCRIPTION

Cheer Residences, a residential condominium project, is developed by SM Prime Holdings, Inc., located at Barangay Ibayo, Marilao, Bulacan, 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 Nine Hundred Ninety Five (995) Residential Units; Two Hundred Fifty One (251) Parking Slots for residential inclusive of Seven (7) Persons with Disability (PWD) Slots, which are broken down as follows:

- Building A – 132 Residential Units and 32 Parking Slots (inclusive of 1 PWD Slot)
- Building B – 132 Residential Units and 26 Parking Slots (inclusive of 1 PWD Slot)
- Building C – 138 Residential Units and 42 Parking Slots (inclusive of 1 PWD Slot)
- Building D – 137 Residential Units and 35 Parking Slots (inclusive of 1 PWD Slot)
- Building E – 132 Residential Units and 20 Parking Slots (inclusive of 1 PWD Slot)
- Building F – 162 Residential Units and 65 Parking Slots (inclusive of 1 PWD Slot)
- Building G – 162 Residential Units and 38 Parking Slots (inclusive of 1 PWD Slot)

## 2. ON AMENITIES AND COMMON AREAS

Amenities available in the project are gate & guardhouse, water feature, clubhouse, swimming pool, central park and playground.

Common Areas refer to such areas within the project that are intended for the common use or benefit of all Unit owners, Occupants or Guests of Cheer Residences and are necessary conveniences to the existence, maintenance, and safety of the community. These include the following:

- A. Residential Lobby and Elevator Lobbies;
- B. All hallways on all floors in the residential buildings, 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. Other resort-like and impressive facilities which include the following:

### AMENITIES

- Gate and Guardhouse
- Water Feature
- Clubhouse
- Swimming Pool
- Central Park and Playground

### SERVICES

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

### BUILDING FACILITIES & UTILITIES

- 1 Elevator per Building
- Fire Exits
- Garbage Disposal Area on Every Floor
- Automatic Fire Detection and Alarm System
- Sewage Treatment Plant
- Centralized Cistern Tank
- Mailbox Area at Ground Floor of every building
- Standby Generator Set for Common Areas and Selected Residential Outlet

## 3. 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.

#### 4. ON 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
FLEXI SUITE	1.5217 Amps	0.0869 Amps	0.7826 Amps	6 AT (Amp CB)
FLEXI SUITE END	1.5217 Amps	0.0869 Amps	0.7826 Amps	6 AT (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	WATER HEATER
FLEXI SUITE	750 Watts	3,000 Watts	ACCU (1.5 HP and 1.5 HP)	3,000 Watts
FLEXI SUITE END	750 Watts	3,000 Watts	ACCU (1.5 HP and 1.5 HP)	3,000 Watts

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

RSC / EMT CONDUIT	
15mmØ, 20mmØ, 25mmØ	For Secondary Service Entrance, For All Exposed Works

D. On Cabinet Maximum Load Capacity

LOCATION	CABINET TYPE	DIMENSION	MAXIMUM LOAD CAPACITY
KITCHEN	BASE TYPE	varies, depending on the unit typ	Maximum 50kgs per compartment

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
FLEXI SUITE	Main: 1 - 63AT, 100AF, 2P, 230V, 60Hz, 10 KAIC
	Branches: 4 - 20AT, 63AF, 1P, 230V, 60Hz, 10 KAIC
	4 - 30AT, 63AF, 1P, 230V, 60Hz, 10 KAIC
	MTS CB: 2 - 6AT, 50AF, 1P, 230V, 60Hz, 10 KAIC
FLEXI SUITE END	Main: 1 - 63AT, 100AF, 2P, 230V, 60Hz, 10 KAIC
	Branches: 4 - 20AT, 63AF, 1P, 230V, 60Hz, 10 KAIC
	4 - 30AT, 63AF, 1P, 230V, 60Hz, 10 KAIC
	MTS CB: 2 - 6AT, 50AF, 1P, 230V, 60Hz, 10 KAIC

#### 5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of Access

ACCESS DOOR DIMENSIONS (W x H)

DOOR OPENING	PASSENGER ELEVATOR CAR
ELEVATOR	1,100 mm X 2,100 mm
MAIN OPENING DOOR	900 mm (W) X 2,100 mm (D)

B. Standard Unit turn-over Dimensions for Fixed Appliances

PARTICULAR	DIMENSION (mm)	REMARKS
Refrigerator	600 mm (W) x 600 mm (D)	Allotted Space
Washing Machine (inside T&B)	600 mm (W) x 600 mm (D)	Allotted Space

**6. 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 15,000.00
- Major Renovation: Php 30,000.00

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