

# House Rules and Renovation Guidelines for *Fame Residences*

1. PROJECT NAME AND DESCRIPTION

Fame Residences, a residential/commercial condominium project, is developed by SM Development Corporation, located along Ekipanio de los Santos Avenue (EDSA), Barangay Highway Hills, Mandaluyong City, as constituted in the Master Deed. It consists of the Land and all improvements constructed thereon.

Fame Residences is situated at the heart of two (2) major business district and metropolitan hotspots, namely Makati and Ortigas, with easy access to any mode of transportation, especially the Metro Rail Transit (MRT) station which is leisurely five-minute walk away.

Fame Residences consists of Four (4) Tower/s on a common podium with Five Thousand One Hundred Six (5,106) Residential Units; Eight Thousand Two Hundred Sixteen and 49/100 (8,216.49) square meters are devoted for Commercial Units; One Thousand Two Hundred Eighty Two (1,282) Parking Slots for residential inclusive of Fourteen (14) Persons with Disability (PWD) Slots, and One Hundred Fifty Four (154) Commercial Parking Slots, inclusive of Four (4) Person With Disability (PWD) slots which are broken down as follows:

- Tower 1 – 1,276 Residential Units, 207 Regular Parking Units, 54 Tandem Units, and 4 PWD Parking Units
  - Tower 2 – 1,276 Residential Units, 235 Regular Parking Units, 43 Tandem Units, and 4 PWD Parking Units
  - Tower 3 – 1,277 Residential Units, 304 Regular Parking Units, 6 Tandem Units, and 3 PWD Parking Units
  - Tower 4 – 1,277 Residential Units, 254 Regular Parking Units, 31 Tandem Units, and 3 PWD Parking Units
- All PWD Parking Slots are not Saleable.

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:

1 Bedroom Units	2 Residents only
2 Bedroom Units	4 Residents only
Family Suites	4 Residents only

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

3. ON AMENITIES AND COMMON AREAS

Amenities, such as function rooms, swimming pool, landscaped and green areas, are located at the seventh level of the development. 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 Fame Residences and are necessary and convenient to the existence, maintenance, or safety of the community. These include the following:

- A. The Grand Lobby;
- B. All hallways on all floors in the residential towers, elevator lobbies, stairways, corridors, walkways, driveways, service rooms and emergency exits;
- C. Landscaped areas, which are reserved for the use of Residential Unit Owners, Occupants or Guests;
- D. Roof deck area, which is not accessible to Unit Owners;
- E. Other resort-like and impressive facilities which include the following:

AMENITIES	
<ul style="list-style-type: none"><li>Grand Lobby</li><li>Amenity Lobby</li><li>Walk of Fame</li><li>Adult Pool</li><li>Kiddie Pool</li><li>Sunken Garden</li><li>Playground</li></ul>	<ul style="list-style-type: none"><li>Outdoor Lounge</li><li>Outdoor Fitness Area</li><li>Function Rooms:<ul style="list-style-type: none"><li>- Tower 1 Emmy</li><li>- Tower 2 Grammy</li><li>- Tower 3 Oscars</li><li>- Tower 4 Tony</li></ul></li></ul>
SERVICES	
<ul style="list-style-type: none"><li>24-hour Security</li><li>CCTV System on selected areas</li></ul>	<ul style="list-style-type: none"><li>Front Desk</li><li>Property Management Services</li></ul>

**BUILDING FACILITIES & UTILITIES**

- 4 Elevators Per Tower
- Fire Exits
- Commercial Area at the Ground Floor
- Mail Room
- Standby Generator Set for Common Areas and selected residential outlet
- Garbage Disposal Area on every floor
- Automatic Fire Detection and Alarm System
- Sewage Treatment Plant
- Centralized Cistern Tank
- 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. 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
Family Suite A with Balcony	1.5127 Amp	0.03913 Amp	0.1304 Amp	6 AT (Amp CB)
Family Suite B with Balcony	1.5127 Amp	0.03913 Amp	0.1304 Amp	6 AT (Amp CB)
One Bedroom with Balcony	1.5127 Amp	0.03913 Amp	0.1304 Amp	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 & RANGE HOODS	ACU	WATER HEATER
Family Suite A with Balcony	750 watts	2,680 watts	3 HP Multi-split ACCU 2.23 KW Inverter Type	3,300 watts
Family Suite B with Balcony	750 watts	2,680 watts	3 HP Multi-split ACCU 2.23 KW Inverter Type	3,300 watts
Family Suite B with Balcony 2nd & 3rd - Unit 34 5th to 16th - Units 19 & 39	750 watts	2,680 watts	1.5 HP WAC and 1.1 KW ACCU	3,300 watts
One Bedroom with Balcony	750 watts	2,680 watts	ACCU 1.5 HP / 1.1 KW	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

WACU BLOCK-OUT DIMENSION (WXDXH)

UNIT TYPE	CAPACITY	REMARKS
Family Suite A with Balcony	3 HP / 2.23 KW	Split Type Aircon Only
Family Suite B with Balcony	3 HP / 2.23 KW	Split Type Aircon Only
Family Suite B with Balcony 2nd & 3rd - Unit 34 5th to 16th - Units 19 & 39	3 HP / 2.23 KW	Window Type and Split Type
One Bedroom with Balcony	1.5 HP / 1.1 KW	Split Type Aircon Only

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 BREAKERS PER PANEL

UNIT TYPE	NUMBER OF CIRCUIT BREAKERS
Family Suite A with Balcony	Main: 1 - 63AT, 100AF, 1P, 230V, 60Hz
	Branches: 5 - 20AT, 50AF, 1P, 230V, 60Hz (5 branches and 1 space)
	2 - 30AT, 50AF, 1P, 230V, 60Hz
	MTS: 2 - 6AT, 50AF, 1P, 230V, 60Hz
Family Suite B with Balcony	Main: 1 - 63AT, 100AF, 1P, 230V, 60Hz
	Branches: 5 - 20AT, 50AF, 1P, 230V, 60Hz (5 branches and 1 space)
	2 - 30AT, 50AF, 1P, 230V, 60Hz
	MTS: 2 - 6AT, 50AF, 1P, 230V, 60Hz
Family Suite B with Balcony 2nd & 3rd - Unit 34 5th to 16th - Units 19 & 39	Main: 1 - 63AT, 100AF, 1P, 230V, 60Hz
	Branches: 4 - 20AT, 50AF, 1P, 230V, 60Hz (4 branches and 1 space)
	3 - 30AT, 50AF, 1P, 230V, 60Hz
	MTS: 2 - 6AT, 50AF, 1P, 230V, 60Hz
One-Bedroom with Balcony	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

6. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of access

ACCESS DOORS DIMENSION (w x h)

DOOR OPENING	SERVICE ELEVATOR CAR	PASSENGER ELEVATOR CAR
Elevator	1,100 mm x 2,100 mm	1,100 mm x 2,100 mm
Main Door Opening	900 mm x 2,100 mm	900 mm x 2,100 mm

B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	DIMENSION (mm)		REMARKS
Electric Range	W - 600	D - 600	Maximum allotted space
Range Hood	W - 300	D - 600	Maximum allotted space (ductless type)
Refrigerator	W - 529	D - 600	Maximum allotted space
Washing Machine (inside T&B)	W - 580	D - 570	Maximum allotted space

7. ON CABINET MAXIMUM LOAD CAPACITY

LOCATION	CABINET TYPE	DIMENSION	MAXIMUM LOAD CAPACITY
Kitchen	Base Type	550 x 1,575	Maximum 50kg per compartment