

# House Rules and Renovation Guidelines for *Lush Residences*

## 1. PROJECT NAME AND DESCRIPTION

**Lush Residences**, a residential condominium project, is developed by SM Development Corporation located along Bagtikan St. corner Kamagong St., Brgy. San Antonio, Makati City. It is an iconic landmark north of the Makati Central Business District, as constituted in the Master Deed, and shall consist of the Land and all improvements constructed thereon.

The project consists of a 22-storey development with Six Hundred Seventy-Four (674) Residential Units; One Hundred Sixty-Four (164) Parking Slots for residential inclusive of Four (4) Persons with Disability (PWD) Slots, Eleven (11) Commercial Parking Slots, and One (1) Commercial Persons with Disability (PWD) Slot distributed as follows:

One (1) Level of Commercial Space (portion of Ground Floor)  
Four (4) Levels of Podium Parking (2nd Floor to 6th Floor)  
Two (2) Levels of Amenities (portion of 7th Floor and Roof Deck)  
Residential Units starting from 7th Floor (portion of) until 25th Floor

Amenities available in the project are Swimming pools, Porch area, Playground area, Multipurpose area, Garden area, Function room/s, Fitness Gym, Sky Garden and Grand Lobby.

## 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	2 Residents only
Studio Unit with Balcony	2 Residents only
One (1) Bedroom Unit	2 Residents only
One (1) Bedroom Unit with Balcony	2 Residents only
Two (2) Bedroom Unit with 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 Lush Residences and are necessary conveniences for the existence, maintenance and safety of the community. These include the following:

- A. The Grand Lobby
- B. All hallways on all floors in the residential tower, 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

- |   |   |
|---|---|
| <ul style="list-style-type: none"><li>• Grand Lobby</li><li>• Function Rooms</li><li>• Adult and Lap Pool</li><li>• Kiddie Pool</li><li>• Fitness Gym</li></ul> | <ul style="list-style-type: none"><li>• Porch Area</li><li>• Playground Area</li><li>• Garden Area</li><li>• Multipurpose Area</li><li>• Sky Garden</li></ul> |
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**Building Facilities & Utilities**

- Passenger and Service Elevators
- Fire Exits
- Mailbox Room
- Automatic Fire Detection and Alarm System

- Garbage Disposal Area on Every Floor
- Sewage Treatment Plant
- Centralized Cistern Tank
- Standby Generator Set for Common Areas and Selected Residential Outlet

**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 have the following emergency load:

UNIT TYPE	REFRIGERATION	LIGHTING	CONVENIENCE OUTLET (LIVING)	TOTAL SUPPLY WITH MTS
STUDIO UNIT	1.5217 Amps	0.0869 Amps	0.7826 Amps	6AT (Amp CB)
STUDIO UNIT with BALCONY	1.5217 Amps	0.0869 Amps	0.7826 Amps	6AT (Amp CB)
1-BEDROOM UNIT	1.5217 Amps	0.0869 Amps	0.7826 Amps	6AT (Amp CB)
1-BEDROOM UNIT with BALCONY	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)

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

**TOTAL POWER SUPPLY PROVISION IN WATTS**

UNIT TYPE	WASHING MACHINE	ELECTRIC COOKTOP	ACCU / WAC	WATER HEATER
STUDIO UNIT	700 Watts	3,000 Watts	1 Unit ACU - 1.5 HP	3,000 Watts
STUDIO UNIT with BALCONY	700 Watts	3,000 Watts	1 Unit ACU - 1.5 HP	3,000 Watts
1-BEDROOM UNIT	700 Watts	3,000 Watts	1 Unit ACU - 1.5 HP	3,000 Watts
1-BEDROOM UNIT with BALCONY	700 Watts	3,000 Watts	1 Unit ACU - 1.5 HP	3,000 Watts
2-BEDROOM UNIT with BALCONY	700 Watts	3,000 Watts	1 Unit ACU - 1.5 HP	3,000 Watts

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

RSC / EMT	
15 mm Ø, 20 mm Ø, 25 mm Ø	For Secondary Service Entrance for All Exposed Works

D. Air-Conditioning Unit Type and Capacity:

UNIT TYPE	CAPACITY / TYPE	DIMENSION (H x W)	REMARKS
STUDIO UNIT	1 Unit ACU - 1.5 HP	600 mm x 665 mm	with Block-Out
STUDIO UNIT with BALCONY	1 Unit ACU - 1.5 HP	600 mm x 665 mm	with Block-Out
1-BEDROOM UNIT	1 Unit ACU - 1.5 HP	600 mm x 665 mm	with Block-Out
1-BEDROOM UNIT with BALCONY	1 Unit ACU - 1.5 HP	600 mm x 665 mm	with Block-Out
2-BEDROOM UNIT with BALCONY	1 Unit ACU - 1.5 HP	600 mm x 665 mm	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 - 63 AT, 100 AF, 2P, 230 V, 60 HZ, 10 KAIC BRANCHES: 4 - 20 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC 3 - 30 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC MTS CB: 1 - 6 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC
STUDIO UNIT with BALCONY	MAIN: 1 - 63 AT, 100 AF, 2P, 230 V, 60 HZ, 10 KAIC BRANCHES: 4 - 20 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC 3 - 30 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC MTS CB: 1 - 6 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC
1-BEDROOM UNIT	MAIN: 1 - 63 AT, 100 AF, 2P, 230 V, 60 HZ, 10 KAIC BRANCHES: 4 - 20 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC 3 - 30 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC MTS CB: 1 - 6 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC
1-BEDROOM UNIT with BALCONY	MAIN: 1 - 63 AT, 100 AF, 2P, 230 V, 60 HZ, 10 KAIC BRANCHES: 4 - 20 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC 3 - 30 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC MTS CB: 1 - 6 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC
2-BEDROOM UNIT with BALCONY	MAIN: 1 - 100 AT, 125 AF, 2P, 230 V, 60 HZ, 10 KAIC BRANCHES: 4 - 20 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC 5 - 30 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC MTS CB: 1 - 6 AT, 63 AF, 1P, 230 V, 60 HZ, 10 KAIC

**5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER**

A. Point of Access:

**ACCESS DOORS DIMENSION (W x H)**

	SERVICE ELEVATOR CAR	PASSENGER ELEVATOR CAR
ELEVATOR	+/- 1,700 mm X 2,000 mm	+/- 1,700 mm X 2,000 mm
MAIN DOOR OPENING	+/- 1,100 mm X 2,100 mm	+/- 1,100 mm X 2,100 mm

B. Standard Unit turn-over dimension for fixed appliances

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

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

UNIT TYPE	KITCHEN CABINET WITH COUNTER TOP		DIMENSION (D x L)
STUDIO UNIT	Base Cabinet	Maximum 30 kg per Module	600 mm x 1,500 mm
	Overhead Cabinet	Maximum 30 kg per Module	600 mm x 1,500 mm
STUDIO UNIT with BALCONY	Base Type	Maximum 30 kg per Module	600 mm x 1,500 mm
1-BEDROOM UNIT	Base Type	Maximum 30 kg per Module	600 mm x 1,500 mm
1-BEDROOM UNIT with BALCONY	Base Type	Maximum 30 kg per Module	600 mm x 1,500 mm
2-BEDROOM UNIT with BALCONY	Base Type	Maximum 30 kg per Module	600 mm x 1,500 mm

## 7. MURIATIC ACID – NOT RECOMMENDED AS CLEANING MATERIALS

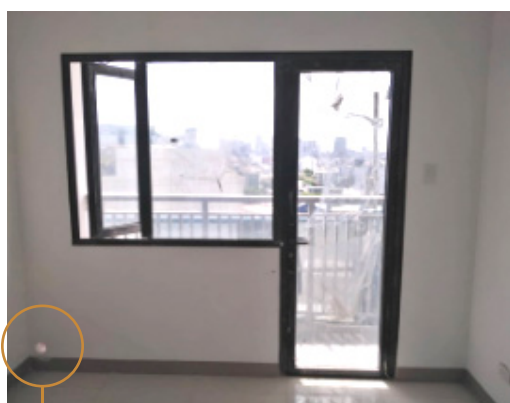
Unit owners are enjoined not to use Muriatic Acid as a cleaning material in the unit (particularly in the kitchen and in the bathroom) since it is considered a highly corrosive chemical.

## 8. INSTALLATION GUIDELINES FOR AIR CONDITIONING UNITS

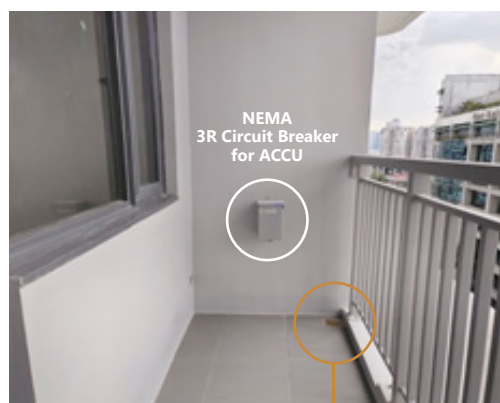
Owner must remove and restore cover of 100 mm diameter pipe sleeve (for split-type ACU) and cover of block-out (for wall mounted ACU) before installation of air conditioning unit and/or refrigerant pipes.

(See attached reference below)

Residential Unit with Balcony:



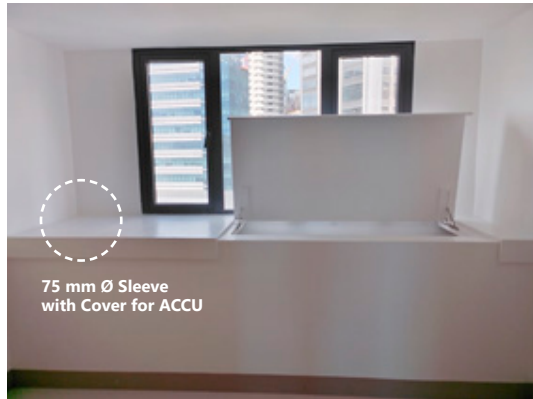
75 mm Ø Sleeve  
with Cover for ACCU



Balcony Drain



Residential Unit without Balcony (daybed):



*Note: Final sleeve location is still for approval.*



Balcony Drain



**9. 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.