

House Rules and Renovation Guidelines for *S Residences*

1. PROJECT NAME AND DESCRIPTION

S Residences is developed by SM Development Corporation, located at Lot-2 Brgy-76, Zone-10 CBP-1A Mall of Asia Complex, Pasay City as constituted in the Master Deed, and shall consist of the land and all improvements constructed.

S Residences is consist of Three (3) towers with twelve (12) residential floors each, Two (2) level podiums and One (1) basement. Tower 1 has Nine hundred thirteen (913) residential units, Tower 2 has Five hundred sixty nine units (569) and Tower 3 has Nine hundred thirteen units (913) totaling of 2,395 units. Building has a total of 473 parking slots and commercial Areas. The second level of the podium are consists of amenities such as Multiple Swimming Pools, Lush Gardens, Clubhouse, Function Room, Garden Rooms and Jogging Trail.

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 as follows:

UNIT TYPE	UNIT SIZE (sq.m)	RECOMMENDED NUMBER OF RESIDENTS
Family Suite A with Balcony	+/-26.11 sq.m. to +/-27.70 sq.m.	4 Residents (max.)
Family Suite B with Balcony	+/-25.88 sq.m. to +/-28.07 sq.m.	4 Residents (max.)
1-Bedroom Unit with Balcony	+/-26.58 sq.m. to +/-27.66 sq.m.	4 Residents (max.)
1-Bedroom End Unit with Balcony	+/-32.92 sq.m.	4 Residents (max.)
1-Bedroom Den End Unit with Balcony	+/-33.01 sq.m.	4 Residents (max.)
2-Bedroom Unit with Balcony	+/-44.12 sq.m. to +/-44.75 sq.m.	5 Residents (max.)
2-Bedroom End Unit with Balcony	+/-58.30 sq.m. to +/-62.80 sq.m.	5 Residents (max.)

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

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

- A. The Grand Lobbies;
- B. All hallways on all floors in the residential towers, elevator lobbies, stairways, corridors, walkways, driveways, service/utility rooms and emergency exits;
- C. The Landscaped Areas located at the second floor of the Tower (as delineated in the plans and specifications): the use of which shall be reserved for Owners and Occupants of the Tower.
- D. Roof Deck Area is not accessible to units Owners
- E. The Arcade, located within the commercial portion of the project/building: the use of which shall be limited only to the portion where the same is located.
- F. Amenities and Building Facilities:

S Residences has an Adult pool, a kiddie pool, and pool deck with a beach theme, great lawn, seating area, and amenity grand lounge. There is also a playing area for kids, multi-purpose playing field, half basketball court, jogging path, and palm court. The building also boasts of its 24hr security, automatic fire sprinkler system, and stand by generators in case of power shortage. There is a centralized mailroom system for each tower as well as a garbage collection and disposal system.

S Residences, similar to adjacent MOA Complex development, shall be a modern resort type condominium with swimming pools, function rooms, high-class lounge areas and grand lobbies. There shall also be play areas for kids, lush gardens, and active and passive fitness areas.

S Residences has swimming pools, function rooms, a fitness gym, lounge areas, and grand lobbies. There is a play area for kids, lush garden, and retail stores at the ground floor.

1. BUILDING FACILITIES AND UTILITIES

- 14 Elevators
- Mail Room
- Commercial Area in the Ground Floor
- Standby Generator Set for Common Areas and Selected Residential Outlets
- Fire Exits
- Intercom System
- Automatic Fire Detection and Alarm System
- Sewage Treatment Plant

2. SERVICES

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

3. AMENITIES

- Swimming Pools
- Grand Lobbies
- Fitness Gym (Active and Passive)
- Lush Gardens
- Function Rooms

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 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	CONVINIENCE OUTLET	TOTAL SUPPLY WITH MTS
FAMILY SUITE A WITH BALCONY	0.435A	0.049A	0.13A	6 AT (Amp CB)
FAMILY SUITE B WITH BALCONY	0.435A	0.049A	0.13A	6 AT (Amp CB)
1 BEDROOM UNIT WITH BALCONY	0.435A	0.049A	0.13A	6 AT (Amp CB)
1 BEDROOM END UNIT WITH BALCONY	0.435A	0.049A	0.13A	6 AT (Amp CB)
1 BEDROOM DEN END UNIT WITH BALCONY	0.435A	0.049A	0.13A	6 AT (Amp CB)
2 BEDROOM UNIT WITH BALCONY	0.435A	0.049A	0.13A	6 AT (Amp CB)
2 BEDROOM END UNIT WITH BALCONY	0.435A	0.049A	0.13A	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
FAMILY SUITE A WITH BALCONY	700 Watts	3000 Watts	1.5 HP	3000 Watts
FAMILY SUITE B WITH BALCONY	700 Watts	3000 Watts	1.5 HP	3000 Watts
1 BEDROOM UNIT WITH BALCONY	700 Watts	3000 Watts	1.5 HP	3000 Watts
1 BEDROOM END UNIT WITH BALCONY	700 Watts	3000 Watts	1.5 HP	3000 Watts
1 BEDROOM DEN END UNIT WITH BALCONY	700 Watts	3000 Watts	1.5 HP	3000 Watts
2 BEDROOM UNIT WITH BALCONY	700 Watts	3000 Watts	1.5 HP	3000 Watts
2 BEDROOM END UNIT WITH BALCONY	700 Watts	3000 Watts	1.5 HP	3000 Watts

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

PVC	
15mmØ, 20mmØ, 25mmØ	For all Embedded Works

D. On Cabinet Maximum Load Capacity

LOCATION	CABINET TYPE	DIMENSION	MAXIMUM LOAD CAPACITY
KITCHEN	BASE TYPE	1650mm x 830 mm	Max 30kgs per compartment
KITCHEN	OVERHEAD TYPE	1650mm x 850 mm	Max 30kgs compartment

E. Under Panel Board stated in Section 7.10.4, the total number of circuit breakers per panel is as follows:

TOTAL NUMBER OF CIRCUIT BREAKER PER PANEL

UNIT TYPE	MAIN	NUMBER OF CIRCUIT BREAKER (BRANCHES)
FAMILY SUITE A WITH BALCONY	80AT, 1P, 10KAIC, 230V	7- 20AT, 1P, 6KAIC, 230V 1- 50AT, 1P, 6KAIC, 230V 1- 6AT, 1P, 230V
FAMILY SUITE B WITH BALCONY	80AT, 1P, 10KAIC, 230V	7- 20AT, 1P, 6KAIC, 230V 1- 50AT, 1P, 6KAIC, 230V 1- 6AT, 1P, 230V
1 BEDROOM UNIT WITH BALCONY	60AT, 1P, 10KAIC, 230V	6- 20AT, 1P, 6KAIC, 230V 1-30AT, 1P, 6KAIC, 230V 1- 6AT, 1P, 230V
1 BEDROOM END UNIT WITH BALCONY	60AT, 1P, 10KAIC, 230V	6- 20AT, 1P, 6KAIC, 230V 1-30AT, 1P, 6KAIC, 230V 1- 6AT, 1P, 230V
1 BEDROOM DEN END UNIT WITH BALCONY	80AT, 1P, 10KAIC, 230V	7- 20AT, 1P, 6KAIC, 230V 1-50AT, 1P, 6KAIC, 230V 1- 6AT, 1P, 230V
2 BEDROOM UNIT WITH BALCONY	80AT, 1P, 10KAIC, 230V	7- 20AT, 1P, 6KAIC, 230V 1-50AT, 1P, 6KAIC, 230V 1- 6AT, 1P, 230V
2 BEDROOM END UNIT WITH BALCONY	100AT, 1P, 10KAIC, 230V	9- 20AT, 1P, 6KAIC, 230V 1-50AT, 1P, 6KAIC, 230V 1-30AT, 1P, 6KAIC, 230V 1- 6AT, 1P, 230V

6. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of Access

ACCESS DOOR DIMENSION (WXH)

DOOR OPENING	PASSENGER ELEVATOR CAR	SERVICE ELEVATOR CAR
ELEVATOR	1100mm x 2100mm	1100 mm x 2100 mm
MAIN DOOR OPENING	900 mm x 2100 mm	900 mm x 2100 mm

B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	DIMENSION (mm)	REMARKS
Electric Range	288 mm (W) x 510 mm (D) 580 mm (W) x 510 mm (D)	Maximum Space for Electric range
Range Hood	558 mm (W) x 302 mm (D) 180 mm (W) x 432 mm (D)	Minimum space for Range Hood
Refrigerator	N/A	Allotted Space is only 600 mm
Washing Machine (inside T&B)	V – 450 mm x 450mm A – 550 mm x 550mm	Maximum Area for Washing Machine for 1-Bedroom and 2-Bedroom units

7. INSTALLATION GUIDELINES FOR AIRCONDITIONING UNITS

A. BEFORE INSTALLATION OF REFRIGERANT PIPES, OWNER MUST REMOVE THE PROVISION HAN HOLE AT THE BALCONY AREA ABOVE THE AIR CONDITIONING UNITS AND CLADDING INSIDE THE UNITS.

B. AFTER REMOVING THE HAND HOLE PROVISION AND CLADDING RERRIGERANT PIPES ARE NOW READY TO BE INSTALLED. KINDLY SEE REFERENCE IMAGES BELOW:



BALCONY AREA



BALCONY AREA



RESIDENTIAL UNIT