

House Rules and Renovation Guidelines for *Shore 3 Residences*

THE SHORE RESIDENCES PROJECT

1. PROJECT NAME AND DESCRIPTION

SHORE Residences is developed by SM Development Corporation, located at Seaside Boulevard corner Sunrise Drive, Mall of Asia Complex, Pasay City as constituted in the Master Deed, and shall consist of the land and all improvements constructed.

Phase 1 of the Project is "Shore Residences", consisting of four (4) Towers with a total of Five Thousand Six Hundred Ninety One (5,691) Residential Units, One Thousand Five Hundred Thirty-Five (1,535) Parking Slots, and Commercial Areas. The project consists of a podium which consists of amenities such as Multiple Swimming Pools, Lush Gardens, Clubhouse, Function Room, Grand Lobbies and Jogging Trail.

Phase 2 of the Project is "Shore 2 Residences", which consists of Three (3) Towers with a total of Five Thousand Four Hundred Eighty Eight (5,488) Residential Units, One Thousand (1,000) Parking Slots, and a Commercial Area. Amenities available in the project are Swimming Pools, Gardens, Fitness Gym, Function Rooms, and Grand Lobbies.

Phase 3 of the Project shall be known as "Shore 3 Residences", which shall consist of Four (4) Towers with a total of approximately Five Thousand Three Hundred Eighty Two (5,382) Residential Units, one Thousand Four Hundred Twenty One (1,421) Saleable Parking Slots, and Commercial Spaces. The amenities to be provided shall consist of Swimming Pools, Gardens, Fitness Areas, Function Rooms and Grand Lobbies.

Shore Residences, Shore 2 Residences, and Shore 3 Residences shall have shared amenities and shall have access through a connecting bridgeway.

2. 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 Shore 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 rooms and emergency exits.
- C. The Landscaped Areas located at the ground floor of the Tower/s (as delineated in the Plans and Specifications): the use of which shall be reserved for Owners and Occupants of all Commercial and/or Office Units in the Tower.
- D. The Landscaped areas located at the amenity floor (as delineated in the Plans and Specifications): the use of which shall be reserved for Residential Unit Owners, Occupants or Guests.
- E. Roof Deck area is not accessible to units Owners.
- F. 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.
- G. Amenities and Building Facilities:

Shore Residences has an adult pool, lap pool, and pool deck with a beach theme, great lawn, seating area, and amenity grand lounge. There is also a playa area for kids, multi-purpose playing field, half basketball court, jogging path, and palm court.

Shore 2 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. The building also boasts of its 24/7 security, automatic fire sprinkler system, and standby generators in case of power shortage. There is a centralized mailroom system for each tower as well as a garbage collection and disposal system.

Shore 3 Residences, similar to the first two phases, 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 fitness areas.

THE SHORE 3 RESIDENCES PROJECT

BUILDING FACILITIES AND UTILITIES

- Elevators for each tower:
 - 5 elevators in Tower 1
 - 5 elevators in Tower 2
 - 6 elevators in Tower 3
 - 6 elevators in Tower 4
- Fire Exits
- Commercial Area at the Ground Floor
- Mail Room
- Garbage Disposal Area on every floor
- Automatic Fire Detection and Alarm System
- Standby Generator Set for Common Areas and Selected Residential Outlets

SERVICES

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

AMENITIES

- Swimming Pools
- Grand Lobbies
- Lush Gardens
- Function Rooms
- Outdoor Gym

3. ELECTRICAL GUIDELINES UNDER SECTION 7 OF RENOVATION GUIDELINES

A. Each unit shall have the following emergency load:

UNIT TYPE	REFRIGERATION	LIGHTING	CONVENIENCE OUTLET	TOTAL SUPPLY WITH MTS
FAMILY SUITE A W/ BALCONY	1.35 Amps	4.35 Amps	4.35 Amps	2.17 Amp (6AT CB)
FAMILY SUITE B W/ BALCONY	1.35 Amps	4.35 Amps	4.35 Amps	2.17 Amp (6AT CB)
1 BEDROOM W/ BALCONY	1.35 Amps	4.35 Amps	4.35 Amps	2.17 Amp (6AT CB)
1 BEDROOM END UNIT W/ BALCONY	1.35 Amps	4.35 Amps	4.35 Amps	2.17 Amp (6AT CB)
2 BEDROOM W/ BALCONY	1.35 Amps	4.35 Amps	4.35 Amps	2.17 Amp (6AT CB)
2 BEDROOM END UNIT W/ BALCONY	1.35 Amps	4.35 Amps	4.35 Amps	2.17 Amp (6AT CB)

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

UNIT TYPE	WASHING MACHINE	ELECTRIC COOKTOP	ACU	WATER HEATER
FAMILY SUITE A W/ BALCONY	700 Watts	3,000 Watts	3.0 HP Split Type	3,000 Watts
FAMILY SUITE B W/ BALCONY	700 Watts	3,000 Watts	3.0 HP Split Type	3,000 Watts
1 BEDROOM W/ BALCONY	700 Watts	3,000 Watts	2.0 HP Split Type	3,000 Watts
1 BEDROOM END UNIT W/ BALCONY	700 Watts	3,000 Watts	2.0 HP Split Type	3,000 Watts
2 BEDROOM W/ BALCONY	700 Watts	3,000 Watts	3.0 HP Multi-Split Type	3,000 Watts
2 BEDROOM END UNIT W/ BALCONY	700 Watts	3,000 Watts	3.0 HP Multi-Split Type	3,000 Watts

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

A. EMT		B. IMC	
15mmØ, 20mmØ, 25mmØ	For All Exposed Works	15mmØ, 20mmØ, 25mmØ	For Secondary Service Entrance for All Exposed Works

D. Under Panel Board stated in Section 7.11.4, total number of circuit breakers per panel is as follows:

TOTAL NUMBER OF CIRCUIT BREAKER PANEL

UNIT TYPE	NUMBER OF CIRCUIT BREAKER
FAMILY SUITE A W/ BALCONY	Main: 1 - 70AT, 100AF, 1P, 230V, 60Hz, 10 KAIC
	Branches: 5 - 20AT / 1 - 50AT / 2 - 30AT
	MTS CB: 6AT
FAMILY SUITE B W/ BALCONY	Main: 1 - 70AT, 100AF, 1P, 230V, 60Hz, 10 KAIC
	Branches: 5 - 20AT / 1 - 50AT / 2 - 30AT
	MTS CB: 6AT
1 BEDROOM W/ BALCONY	Main: 1 - 60AT, 100AF, 1P, 230V, 60Hz, 10 KAIC
	Branches: 4 - 20AT / 3 - 30AT / 2 - 30AT
	MTS CB: 6AT
1 BEDROOM END UNIT W/ BALCONY	Main: 1 - 100AT, 125AF, 1P, 230V, 60Hz, 10 KAIC
	Branches: 5 - 20AT / 3 - 30AT / 1 - 50AT
	MTS CB: 6AT
2 BEDROOM W/ BALCONY	Main: 1 - 100AT, 125AF, 1P, 230V, 60Hz, 10 KAIC
	Branches: 5 - 20AT / 3 - 30AT / 1 - 50AT
	MTS CB: 6AT
2 BEDROOM END UNIT W/ BALCONY	Main: 1 - 100AT, 125AF, 1P, 230V, 60Hz, 10 KAIC
	Branches: 5 - 20AT / 3 - 30AT / 1 - 50AT
	MTS CB: 6AT

5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of Access:

ACCESS DOORS DIMENSION (W x H)	
ELEVATOR	1,100 mm X 2,100 mm
MAIN DOOR OPENING	900 mm X 2,100 mm

B. Standard Unit turn – over dimension for fixed appliances

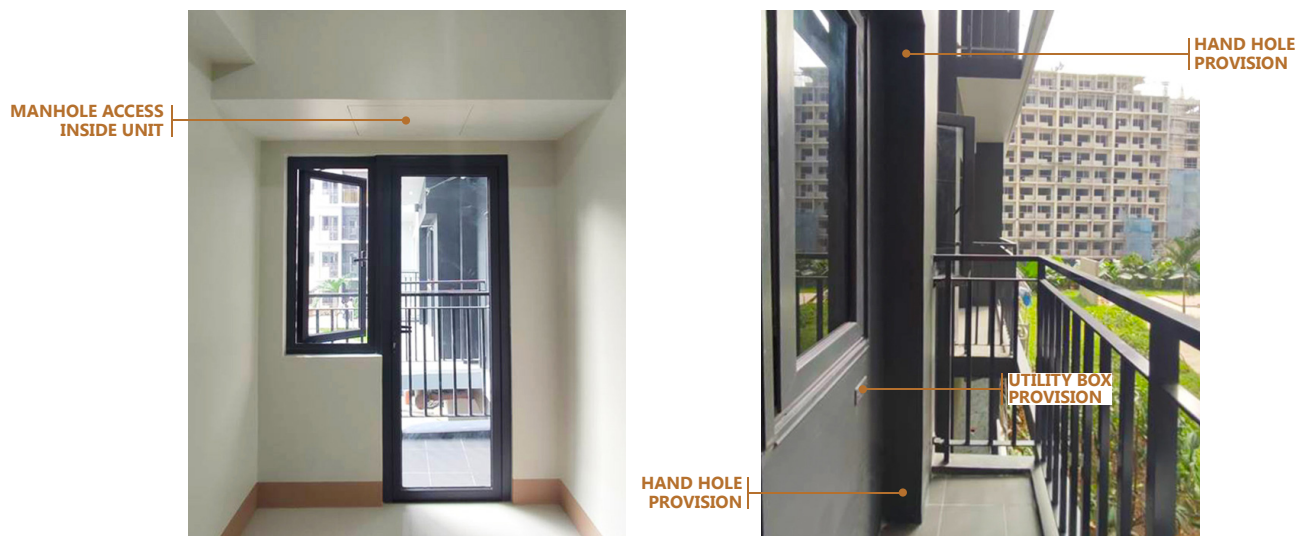
PARTICULAR	DIMENSION (mm)	REMARKS
Electric Range	292 mm (W) x 516 mm (D) 580 mm (W) x 510 mm (D)	Maximum Space for Electric Range (2 burner & 4 burner)
Range Hood	598 mm (W) x 302 - 432 mm (D) x 217 mm (H)	Maximum Space for Range Hood
Refrigerator	N/A	Alloted Space for Shore 3 in only 600mm
Washing Machine (inside T&B)	A - 550 mm x 550 mm	Maximum Area for Washing Machine (1 Bedroom and 2 Bedroom)

6. ON CABINET MAXIMUM LOAD CAPACITY

LOCATION	CABINET TYPE	DIMENSION	MAXIMUM CAPACITY
KITCHEN	Overhead Type	Varies Depending on the Unit Type	Max 30 kg per Compartment
	Base Type		Max 30 kg per Compartment

7. INSTALLATION GUIDELINES FOR AIRCONDITIONING UNITS

- A. Before installation of refrigerant pipes, owner must remove the provision hand hole at the balcony area above the air conditioning units and manhole inside the unit.
- B. After removing the hand hole & manhole provision and cladding, refrigerant pipes are now ready to be installed.
See reference image below:



8. 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.

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 20,000.00
 - Major Renovation: Php 50,000.00
 - Processing / Administration Fee: Php 2,000.00
 - Elevator Fee: Php 500.00
- B. Structural Guidelines
- Additional partitions within the units shall be limited to gypsum boards or other noncombustible 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.