

House Rules and Renovation Guidelines for *South Residences*

1. PROJECT NAME AND DESCRIPTION

South Residences is developed by SM Prime Holdings, Inc., located at SM South Mall Complex, Alabang-Zapote Road, Barangay Alamanza Uno, Las Piñas City, as constituted in the Master Deed, and shall consist of the land and all improvements constructed.

The project is a four 15-storey residential condominium project, carrying the SMDC brand.

A short walk from the city's premier retail and entertainment hub and with easy access to the metro's major thoroughfares like the Alabang-Zapote Road, the South Luzon Expressway and the Manila-Cavite Expressway.

Project shall consist of the construction and development of Towers 1, 2, 3, and 4, which shall have two thousand ten (2,010) residential units with such number of floors and such total floor area and three hundred thirty eight (338) parking units/slots (exclusive of PWD slots).

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 South 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. The landscaped areas located at the ground floor (as delineated in the plans and specifications), the use of which shall be reserved for residential unit owners, occupants or guests;
- D. Roof deck area is not accessible to unit owners;
- E. Resort-like amenities and impressive facilities includes:

AMENITIES

- Adult Swimming Pool
- Kiddie Pool
- Grand Lobby
- Function Rooms
- Lush Greens and Landscaping
- Gazebos
- Children's Play Area

AMENITIES

- 3 Elevators per Tower
- Fire Exits
- Mail Room
- Garbage Disposal Area on every floor
- Automatic Fire Detection and Alarm System
- Standby Generator Set for common areas and selected residential outlet

SERVICES

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

3. 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.

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
1-Bedroom Unit with Balcony	2.4 Amps	2.4 Amps	2.4 Amps	6 AT (Amp CB)
1-Bedroom Unit wit Den	2.4 Amps	2.4 Amps	2.4 Amps	6 AT (Amp CB)
1-Bedroom Unit	2.4 Amps	2.4 Amps	2.4 Amps	6 AT (Amp CB)
2-Bedroom Unit wit Balcony	2.4 Amps	2.4 Amps	2.4 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 & RANGE HOODS	ACU	WATER HEATER (Provision Only)
1-Bedroom Unit with Balcony	750 watts	2,680 watts	1.5 HP (split type)	3,300 watts
1-Bedroom Unit with Den	750 watts	2,680 watts	1.5 HP (split type)	3,300 watts
1-Bedroom Unit	750 watts	2,680 watts	1.5 HP (split type)	3,300 watts
2-Bedroom Unit with Balcony	750 watts	2,680 watts	1.5 HP & 1 HP (split type)	3,300 watts

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

a. EMT		b. IMC	
15Ø, 20Ø, 25Ø	For all Exposed Works	15Ø, 20Ø, 25Ø	For Secondary Service Entrance, For all Exposed Works

D. 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
1-Bedroom Unit with Balcony	Main: 1 - 63AT, 100AF, 1P, 230V, 60Hz
	Branches: 5 - 20AT, 50AF, 1P, 230V, 60Hz (4 branches and 1 spare; 2 - 30AT, 50AF, 1P, 230V, 60Hz)
	MTS: 2 - 6AT, 50AF, 1P, 230V, 60Hz
1-Bedroom Unit with Den	Main: 1 - 63AT, 100AF, 1P, 230V, 60Hz
	Branches: 5 - 20AT, 50AF, 1P, 230V, 60Hz (4 branches and 1 spare; 2 - 30AT, 50AF, 1P, 230V, 60Hz)
	MTS: 2 - 6AT, 50AF, 1P, 230V, 60Hz
1-Bedroom Unit	Main: 1 - 63AT, 100AF, 1P, 230V, 60Hz
	Branches: 5 - 20AT, 50AF, 1P, 230V, 60Hz (4 branches and 1 spare; 2 - 30AT, 50AF, 1P, 230V, 60Hz)
	MTS: 2 - 6AT, 50AF, 1P, 230V, 60Hz
2-Bedroom Unit with Balcony	Main: 1 - 63AT, 100AF, 1P, 230V, 60Hz
	Branches: 6 - 20AT, 50AF, 1P, 230V, 60Hz (5 branches and 1 spare; 2 - 30AT, 50AF, 1P, 230V, 60Hz)
	MTS: 2 - 6AT, 50AF, 1P, 230V, 60Hz

5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point Of Access

ACCESS DOORS DIMENSION (w x h)

DOOR OPENING	SERVICE ELEVATOR CAR	PASSENGER ELEVATOR CAR
Elevator	1,200 mm x 2,300 mm	1,300 mm x 2,300 mm
Main Opening Door	1,400 mm x 2,300 mm	1,400 mm x 2,300 mm

B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	DIMENSION (mm)	REMARKS
Electric Range	n/a	n/a
Range Hood	n/a	n/a
Refrigerator	n/a	n/a
Washing Machine (inside T&B)	n/a	n/a

C. Split type Air-Conditioning Unit Capacity

WACU BLOCK-OUT DIMENSION (WxDxH)

UNIT TYPE	DIMENSION (WxDxH)	CAPACITY	REMARKS
1-Bedroom Unit with Balcony	n/a	n/a	n/a
1-Bedroom Unit with Den	n/a	n/a	n/a
1-Bedroom Unit	n/a	n/a	n/a
2-Bedroom Unit with Balcony	n/a	n/a	n/a

D. On Cabinet Maximum Load Capacity

LOCATION	CABINET TYPE	DIMENSION	MAXIMUM LOAD CAPACITY
Kitchen	Overhead Shelves	varies depending on the unit type	Maximum 30kg per compartment
	Base Type		Maximum 50kg per compartment