

HOUSE RULES & RENOVATION GUIDELINES FOR RED RESIDENCES

1. PROJECT NAME AND DESCRIPTION

Red Residences, a residential condominium project, is developed by **SM Development Corporation** located along Chino Roces Avenue, Brgy. Pio Del Pilar, Makati City, as constituted in the Master Deed, and shall consist of the Land and all improvements constructed thereon.

The project consists of a 29-storey development with One Thousand One Hundred Six (1,106) Residential Units; Two Hundred Seventy-Seven (277) Parking Slots for residential inclusive of Five (5) 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 31st Floor)
- Residential Units starting from 7th Floor until 31st Floor

Amenities available in the project are Swimming Pools, Fitness Gym, Function Rooms, Lounge Areas, Jogging Path, Landscaped Areas, 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:

One (1) Bedroom Unit with Balcony	2 Residents only
One (1) Bedroom Unit with Den with Balcony	3 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 Red 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

- Grand Lobby
- Function Rooms
- Lap Pool
- Kiddie Pool
- Fitness Gym
- Jogging Path
- Landscaped Area
- Lounge Area
- Sky Garden

Building Facilities & Utilities

- Passenger and Service Elevators
- Fire Exits
- Mailbox Room
- Automatic Fire Detection and Alarm System
- Garbage Disposal Area on Every Floor
- Standby Generator Set for Common Areas and Selected Residential Outlets
- Sewage Treatment Plant
- Centralized Cistern Tank
- Green Wall

Services

- 24-hour Security
- CCTV System on selected areas
- Leasing Services
- Property Management Services

4. 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 (LIVING)	TOTAL SUPPLY WITH MTS
One (1) Bedroom Unit with Balcony	1.5217 amps	0.0869 amps	0.7826 amps	20AT (amp CB)
One (1) Bedroom Unit with Den with Balcony	1.5217 amps	0.1739 amps	0.7826 amps	20AT (amp CB)
Two (2) Bedroom Unit with Balcony	1.5217 amps	0.1739 amps	0.7826 amps	20AT (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 AND RANGEHOOD	ACU / WAC	WATER HEATER
One (1) Bedroom Unit with Balcony	700 watts	3,000 Watts	1 unit ACU - 1.5HP	3,000 Watts
One (1) Bedroom Unit with Den with Balcony	700 watts	3,000 Watts	1 unit ACU - 1.5HP	3,000 Watts
Two (2) Bedroom Unit with Balcony	700 watts	3,000 Watts	2 units ACU - 1.5HP 1 unit WAC – 0.5HP	3,000 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. Air-Conditioning Unit Type and Capacity:

UNIT TYPE	CAPACITY / TYPE	DIMENSION (L x W)	REMARKS
One (1) Bedroom Unit with Balcony	1 unit ACU - 1.5HP	With Provisions	maximum allotted space for outdoor unit
One (1) Bedroom Unit with Den with Balcony	1 unit ACU - 1.5HP	With Provisions	maximum allotted space for outdoor unit
Two (2) Bedroom Unit with Balcony	2 units ACU - 1.5HP	With Provisions	maximum allotted space for outdoor unit
	1 unit WAC - 0.5HP	800 mm X 350 mm	Window Type with Block out

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 BREAKER PER PANEL	
UNIT TYPE	NUMBER OF CIRCUIT BREAKER
One (1) Bedroom Unit with Balcony	Main: 1 - 60AT, 100AF, 2P, 230V, 60HZ, 10 KAIC
	Branches: 4 - 20AT, 100AF, 1P, 230V, 60HZ, 10 KAIC 3 - 30AT, 100AF, 1P, 230V, 60HZ, 10 KAIC
	MTS CB: 1 –20AT, 100AF, 1P, 230V, 60HZ, 10 KAIC
One (1) Bedroom Unit with Den with Balcony	Main: 1 - 60AT, 100AF, 2P, 230V, 60HZ, 10 KAIC
	Branches: 4 - 20AT, 100AF, 1P, 230V, 60HZ, 10 KAIC 3 - 30AT, 100AF, 1P, 230V, 60HZ, 10 KAIC
	MTS CB: 1 –20AT, 100AF, 1P, 230V, 60HZ, 10 KAIC
Two (2) Bedroom Unit with Balcony	Main: 1 - 70AT, 100AF, 2P, 230V, 60HZ, 10 KAIC
	Branches: 5 - 20AT, 100AF, 1P, 230V, 60HZ, 10 KAIC 6 - 30AT, 100AF, 1P, 230V, 60HZ, 10 KAIC
	MTS CB: 1 –20AT, 100AF, 1P, 230V, 60HZ, 10 KAIC

5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of access

ACCESS DOOR DIMENSION (w x h)		
	SERVICE ELEVATOR CAR	PASSENGER ELEVATOR CAR
Elevator	1,700mm x 2,000mm ±	1,700mm x 2,000mm ±
Main Door Opening	1,100mm x 2,100mm ±	1,100mm x 2,100mm ±

B. Standard Unit turn-over dimension for fixed appliances

PARTICULARS	DIMENSION (mm)	REMARKS
Electric Range	W – 290 / L - 510	maximum allotted space
Rangehood	W – 600 / L - 450	maximum allotted space
Refrigerator	W – 526 / L - 575	maximum allotted space
Microwave Oven	W – 435 / L - 338	maximum allotted space
Washing Machine (inside T&B)	W – 540 / L - 600	maximum allotted space

6. KITCHEN CABINET & COUNTER TOP DIMENSION PER UNIT TYPE

UNIT TYPE	KITCHEN CABINET WITH COUNTER TOP	DIMENSION (mm)	REMARKS
One (1) Bedroom Unit with Balcony	Base Type	D600 x L1800	Maximum 30 kg per Module
	Overhead Cabinet		Maximum 30 kg per Module
One (1) Bedroom Unit with Den with Balcony	Base Type	D600 x L1800	Maximum 30 kg per Module
	Overhead Cabinet		Maximum 30 kg per Module
Two (2) Bedroom Unit with Balcony	Base Type	D600 x L1800	Maximum 30 kg per Module
	Overhead Cabinet		Maximum 30 kg per Module

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 the provided provision (for split-type ACU) and cover of block-out (for window-type ACU) before installation of air conditioning unit and/or refrigerant pipes. *(See attached reference below)*

Residential Unit - 1 Bed Room with Balcony:



Provision of split-type opening inside

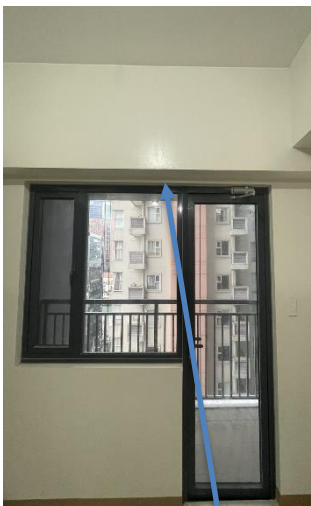


Provision of split-type at the balcony



Balcony drain Provision for Circuit Breaker of ACCU

Residential Unit - 1 Bed Room with Den with Balcony:



Provision of split-type opening inside



Provision of split-type at the balcony



Balcony drain and provision for Circuit Breaker of ACCU

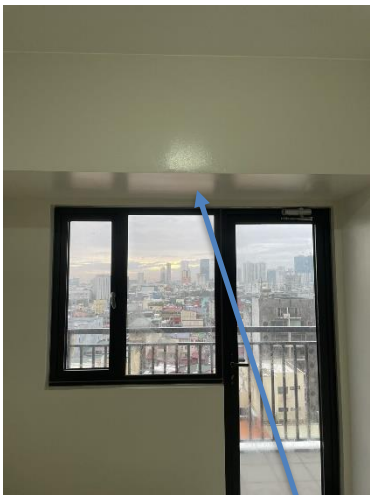
Residential Unit - 2 Bed Room with Balcony:



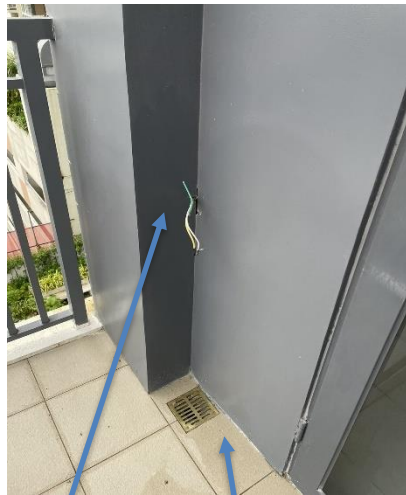
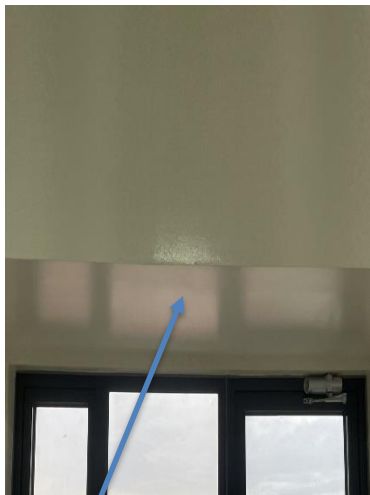
Provision of split-type opening inside the unit's living



Balcony drain and provision for
Circuit Breaker of ACCU



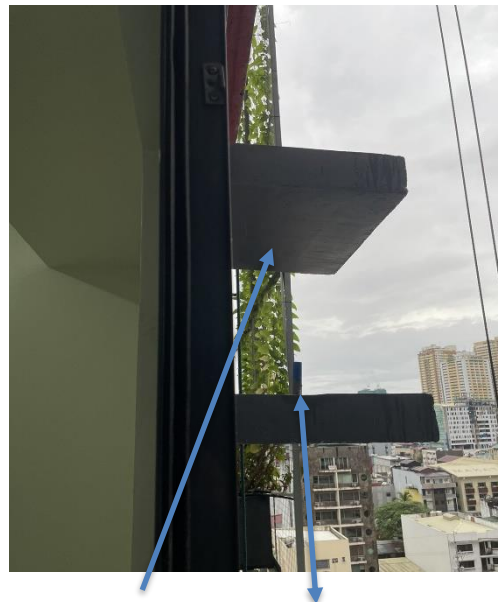
Provision of split-type inside the bedroom 1



Balcony drain and provision for
Circuit Breaker of ACCU



Provision of window-type (800mmX350mm)
inside the bedroom 2



Provided ledge with pipe 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