

House Rules and Renovation Guidelines for *Style Residences*

1. PROJECT NAME AND DESCRIPTION

Style Residences, SM Development Corporation's first residential condominium project in the Visayas, located along Benigno Aquino Ave., Brgy. Buhang Taft North, Mandurriao, Iloilo City. It is an iconic landmark at the heart of Iloilo City's premier lifestyle district, as constituted in the Master Deed, and shall consist of the Land and all improvements constructed thereon.

The project consists of Five (5) Towers with Two Thousand Nine Hundred Thirty-Five (2,935) Residential Units; Five Hundred Nine (509) Parking Slots for residential inclusive of Thirteen (13) Persons with Disability (PWD) Slots, distributed as follows:

• Tower A	586 Residential Units
• Tower B	474 Residential Units
• Tower C	784 Residential Units
• Tower D	442 Residential Units, 83 Parking Slots (inclusive of 2 PWD Slots)
• Tower E	649 Residential Units
• Site Development	426 Parking Slots (inclusive of 11 PWD Slots)

Amenities available in the project are Swimming Pools, Covered Basketball Court, Playground Area, Garden Square, Central Lounge, 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	Flexi Unit	4 Residents only
Studio Unit with Balcony	2 Residents only	Flexi 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 Style 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 / Tower Lobbies
- Oasis Pool
- Swimming Pool / Playscape
- Kiddie Pool
- Covered Basketball Court
- Wading Pool
- FAB Pool
- Central Lounge
- Playground Area
- Garden Square

Building Facilities & Utilities

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

Services

- 24-hour Security
- CCTV System on selected areas
- Front Desk

- 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	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)
FLEXI UNIT	1.5217 amps	0.0869 amps	0.7826 amps	6AT (amp CB)
FLEXI 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 circuit of Fixed Appliances:

TOTAL POWER SUPPLY PROVISION IN WATTS

UNIT TYPE	WASHING MACHINE	ELECTRIC COOKTOP	ACU / WAC	WATER HEATER
STUDIO UNIT	750 Watts	3,000 Watts	1 unit WAC - 1.5HP	3,300 Watts
STUDIO UNIT with BALCONY	750 Watts	3,000 Watts	1 unit ACU - 1.5HP	3,300 Watts
FLEXI UNIT	750 Watts	3,000 Watts	2 units WAC - 1.5HP	3,300 Watts
FLEXI UNIT with BALCONY	750 Watts	3,000 Watts	1 unit WAC - 1.5HP 1 unit ACU - 1.5HP	3,300 Watts

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

CONDUIT TYPES AND SIZES	
15mmØ, 20mmØ, 25mmØ RSC / EMT Type	For all exposed works connecting to existing RSC / EMT Type conduits within the unit
15mmØ, 20mmØ, 25mmØ PVC Type	For all concealed or embedded works connecting to existing PVC Type conduits within the unit

D. Air-Conditioning Unit Type and Capacity:

UNIT TYPE	CAPACITY / TYPE	DIMENSION (H x W)	REMARKS
STUDIO UNIT	1 unit WAC - 1.5HP	Approx. 580mm x 540mm	with Block-out
STUDIO UNIT with BALCONY	1 unit ACU - 1.5HP	75mmØ Sleeve with Cover for ACCU	with Block-out
FLEXI UNIT	2 units WAC - 1.5HP	Approx. 580mm x 540mm	with Block-out
FLEXI UNIT with BALCONY	1 unit WAC - 1.5HP 1 unit ACU - 1.5HP	Approx. 580mm x 540mm	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 - 63AT, 100AF, 2P, 230V, 60HZ, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC, 3 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 - 6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC
STUDIO UNIT with BALCONY	Main: 1 - 63AT, 100AF, 2P, 230V, 60HZ, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC, 3 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 - 6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC
FLEXI UNIT	Main: 1 - 63AT, 100AF, 2P, 230V, 60HZ, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC, 4 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 - 6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC

UNIT TYPE	NUMBER OF CIRCUIT BREAKER
FLEXI UNIT with BALCONY	Main: 1 - 63AT, 100AF, 2P, 230V, 60HZ, 10 KAIC Branches: 4 - 20AT, 63AF, 1P, 230V, 60HZ, 10 KAIC, 4 - 30AT, 63AF, 1P, 230V, 60HZ, 10 KAIC MTS CB: 1 - 6AT, 63AF, 1P, 230V, 60HZ, 10 KAIC

5. STANDARD MEASUREMENT PROVISIONS TO CONSIDER

A. Point of access

ACCESS DOOR DIMENSION (WXH)

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

B. Standard Unit turn-over dimension for fixed appliances

PARTICULAR	DIMENSION (mm)	REMARKS
ELECTRIC RANGE	W - 290 / L - 510	Maximum Alloted Space
RANGEHOOD	W - 600 / L - 450	Maximum Alloted Space
REFRIGERATOR	W - 526 / L - 575	Maximum Alloted Space
MICROWAVE OVEN	W - 435 / L - 338	Maximum Alloted Space
WASHING MACHINE (inside T&B)	W - 540 / L - 600	Maximum Alloted Space

6. KITCHEN CABINET & COUNTER TOP DIMENSION PER UNIT TYPE

UNIT TYPE	KITCHEN CABINET WITH COUNTER TOP	DIMENSION (mm)	REMARKS
STUDIO UNIT	BASE CABINET OVERHEAD CABINET	D - 600 / L - 1,500	Maximum 30kg per Module
STUDIO UNIT with BALCONY	BASE CABINET OVERHEAD CABINET	D - 600 / L - 1,500	Maximum 30kg per Module
FLEXI UNIT	BASE CABINET OVERHEAD CABINET	D - 600 / L - 1,500	Maximum 30kg per Module
FLEXI UNIT with BALCONY	BASE CABINET OVERHEAD CABINET		Maximum 30kg 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.

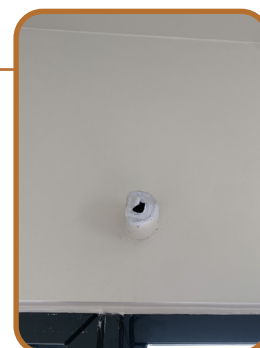
8. INSTALLATION GUIDELINES FOR AIR CONDITIONING UNITS

Owner must remove and restore cover of 75mm dia. 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:



75mmØ Sleeve
with Cover for ACCU



FCU Drain
Tapping Point

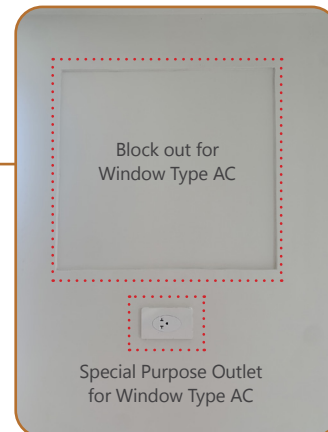


NEMA 3R
Circuit Breaker for ACCU



Balcony Drain

- Residential Unit without Balcony



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.